

# WELCOME HOME, BOSTON PHASE 3

Developer Presentations  
Roxbury  
December 10, 2025



*Mayor's Office of Housing*



*Planning Department*





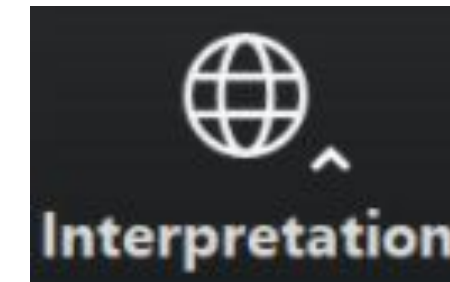
# INTERPRETATION & TRANSLATION

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## AVAILABLE LANGUAGES

- English
- Spanish

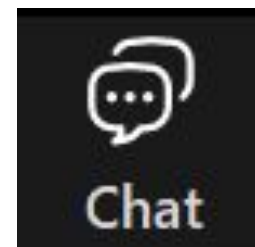


## TRANSLATED SLIDES

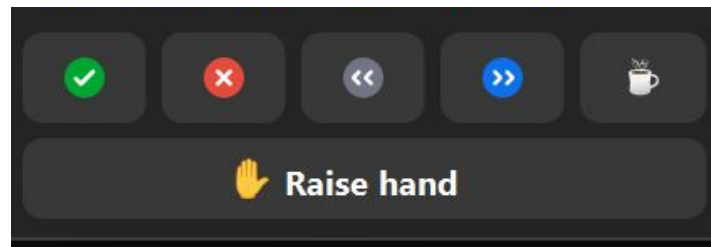
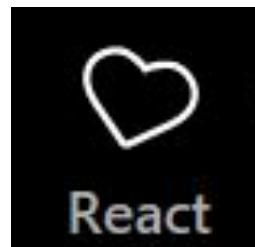
<http://bosplans.org/WHB3Slides1210>

# ZOOM TIPS

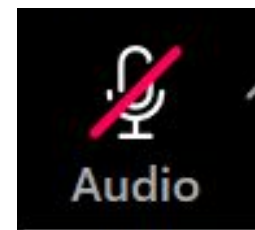
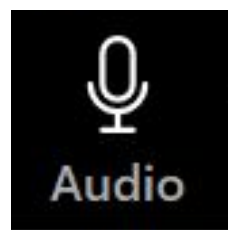
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Use the chat to type a comment or ask a question at any time – city staff will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



Turns your video on/off

# MEETING ETIQUETTE

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**PLEASE HELP US ENSURE THAT THIS CONVERSATION IS  
A PLEASANT AND PRODUCTIVE EXPERIENCE FOR ALL ATTENDEES.**

- Be respectful of everyone's time
- Use kind language
- Keep the discussion focused on the topic
- Remain muted until called on  
(use the "Raise Hand" function on Zoom for comments or questions)
- Please limit responses to two minutes or less.
- Wait to raise additional questions until all others have had an opportunity
- If we are unable to get to your question tonight, please enter comments on the project website: (link) or email [yoona.cha@boston.gov](mailto:yoona.cha@boston.gov)



# TABLE OF CONTENTS

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## GOAL OF TODAY’S MEETING

*Discuss how each proposal responds to the community priorities of the RFP. We ask that comments relate to how well each team addressed those priorities and the overall goal for creating new homeownership opportunities on city-owned land.*

- 1

WELCOME HOME, BOSTON PHASE 3 OVERVIEW

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- 2

SUMMARY OF PROPOSALS

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- 3

DEVELOPER TEAMS

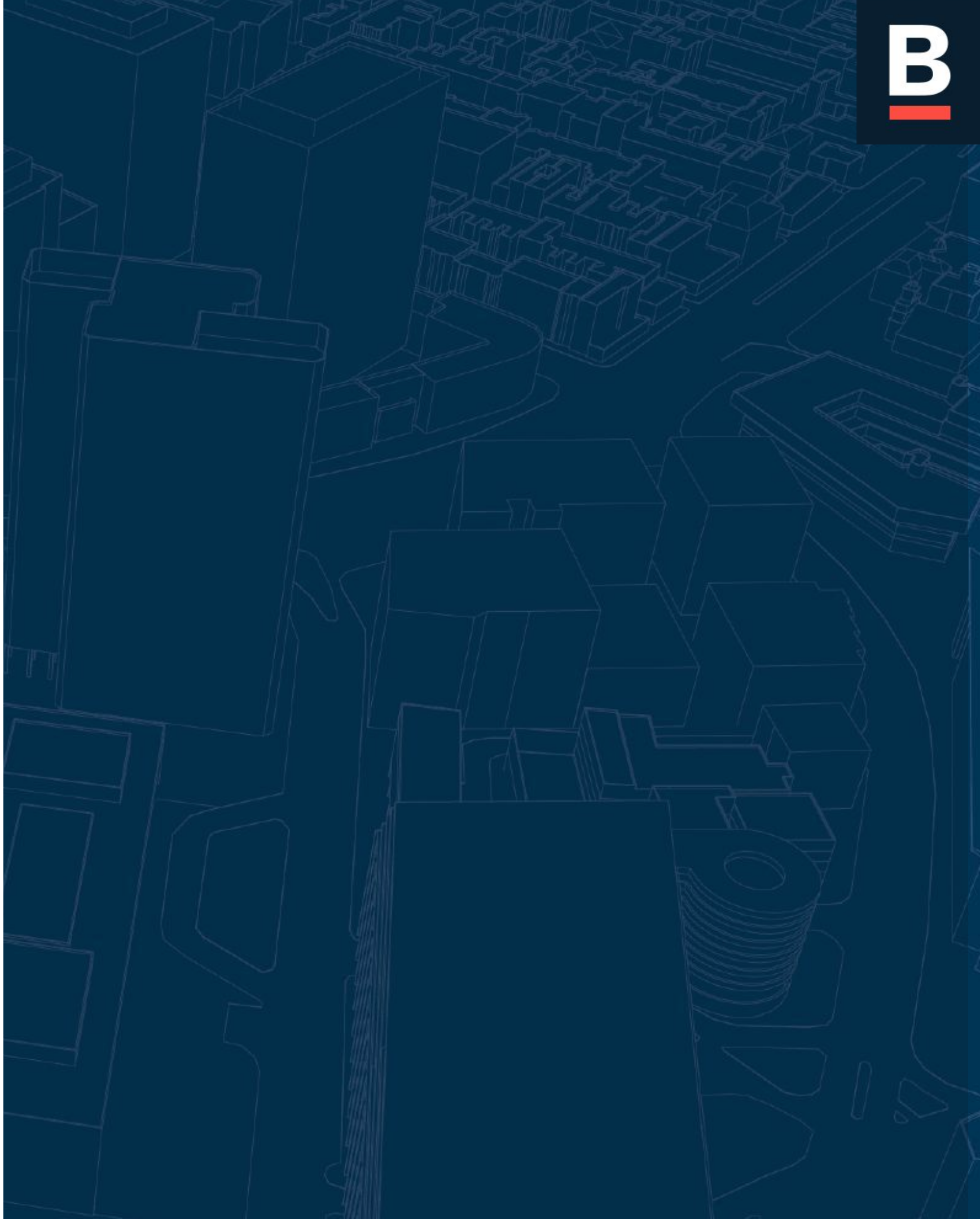
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- 4

Q&A

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- 5

NEXT STEPS & IMPORTANT LINKS

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An aerial photograph of a dense urban neighborhood in Boston, showing rows of multi-story brick and stone row houses. Many of the houses have flat roofs with various rooftop features like air conditioning units, satellite dishes, and small patios. Green trees are interspersed among the buildings.

# **WELCOME HOME, BOSTON**

## **PHASE 3 OVERVIEW**

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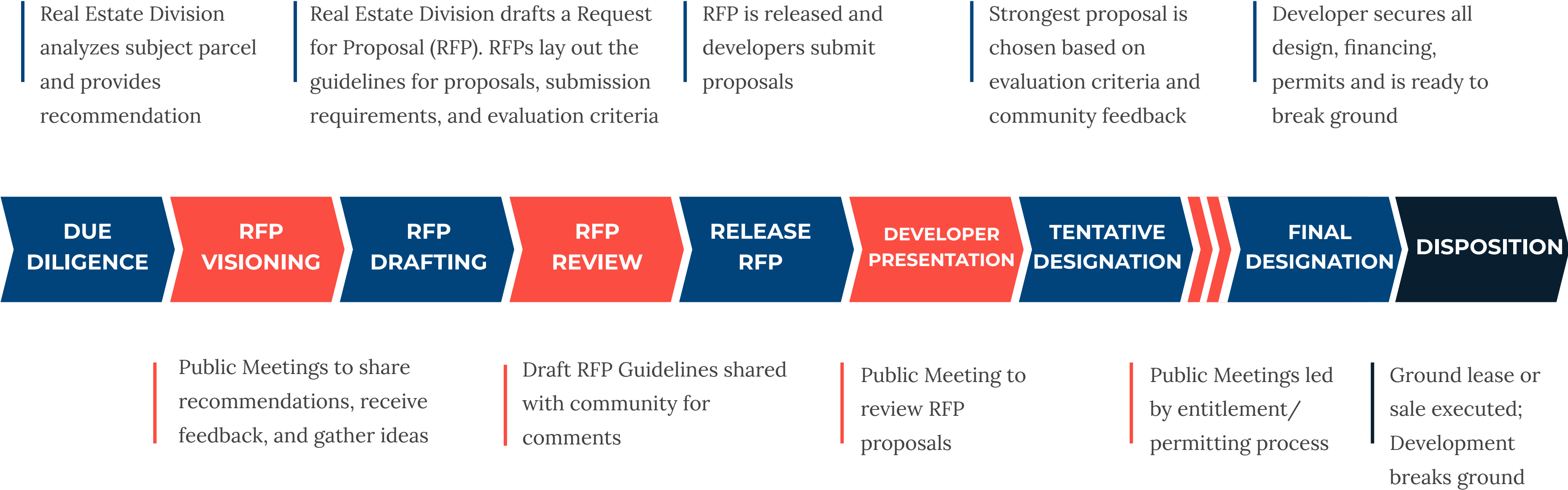
**1**



# BUILDING ON CITY-OWNED LAND



Disposition is the way in which Boston develops vacant or underutilized city-owned land to create more affordable, equitable, and resilient uses





# WELCOME HOME, BOSTON

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*Initiative to help low- and moderate- income  
Bostonians become homeowners*

- New family-sized condo units built on city-owned land
- Low-density, match the neighborhood context

## **PHASE 1 (2022) & PHASE 2 (2023):**

- 80-100% Area Median Income (AMI) households
- 144 Units in Dorchester & Roxbury



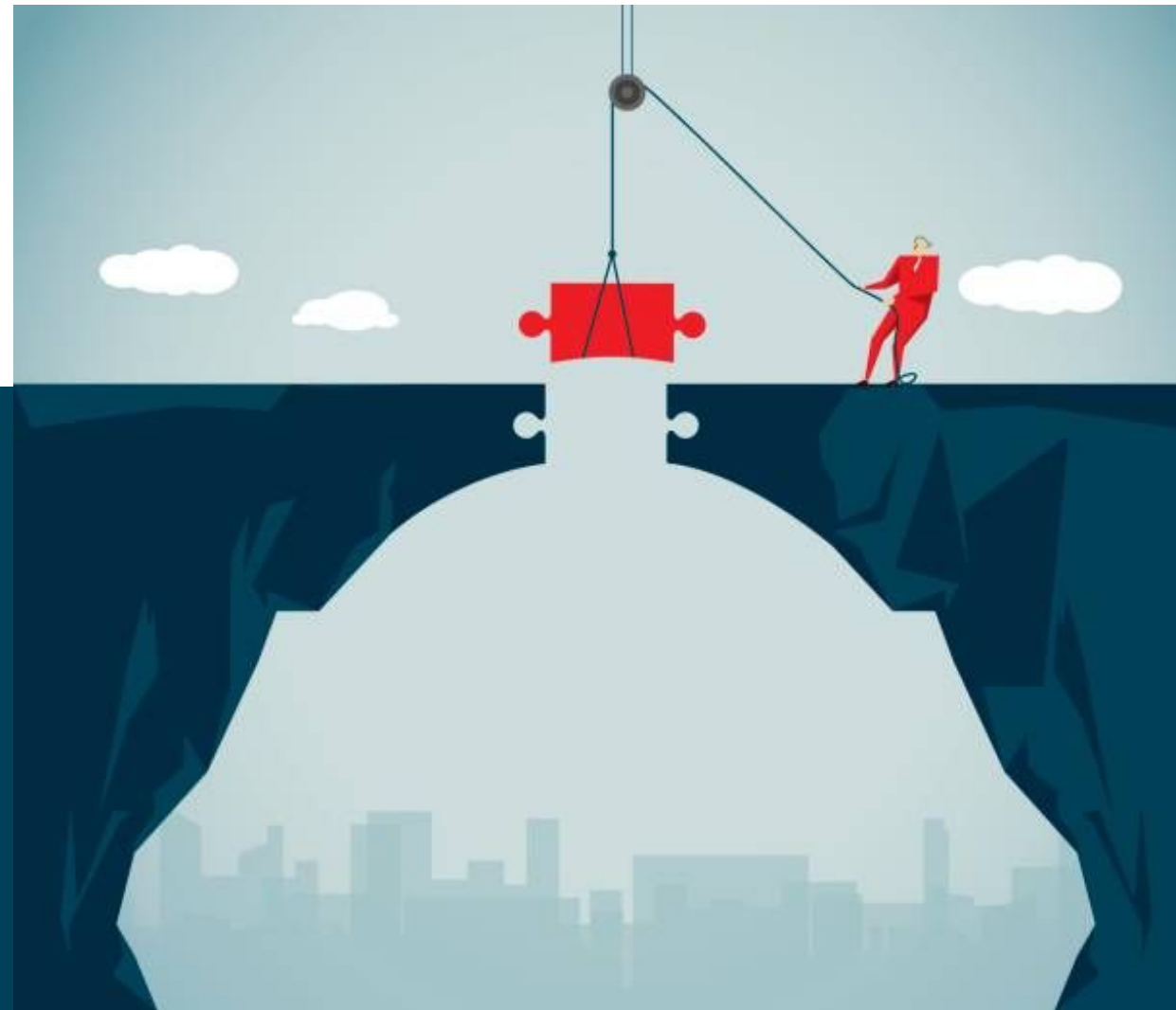


# THE “MISSING MIDDLE”

*There is a growing “missing middle” of prospective homebuyers that don’t qualify for income-restricted housing, but cannot afford market-rate housing*

Maximum Sale Price of a 100% AMI,  
2-bd condominium in Boston (2024)

**\$348,088**



Median Sales Price of a Market Rate,  
2-bd condominium in Boston (2024)

**\$790,000**

# WHB PHASE 3 APPROACH

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1. **Expand opportunities to “missing middle” buyers**  
( households earning 120~135% AMI )
2. **City-led community engagement and preliminary due diligence**
3. **Leverage public land**
4. **Encourage innovation in housing delivery methods**



## COMMUNITY FEEDBACK

### **Neighborhood Priorities**

- provide off-street parking spaces
- preserve mature trees and green space

### **First-Time Homebuyer Preferences**

- willingness to trade off desirable features for lower unit price
- valued private outdoor space, larger unit size, and off-street parking
- need for accessible units

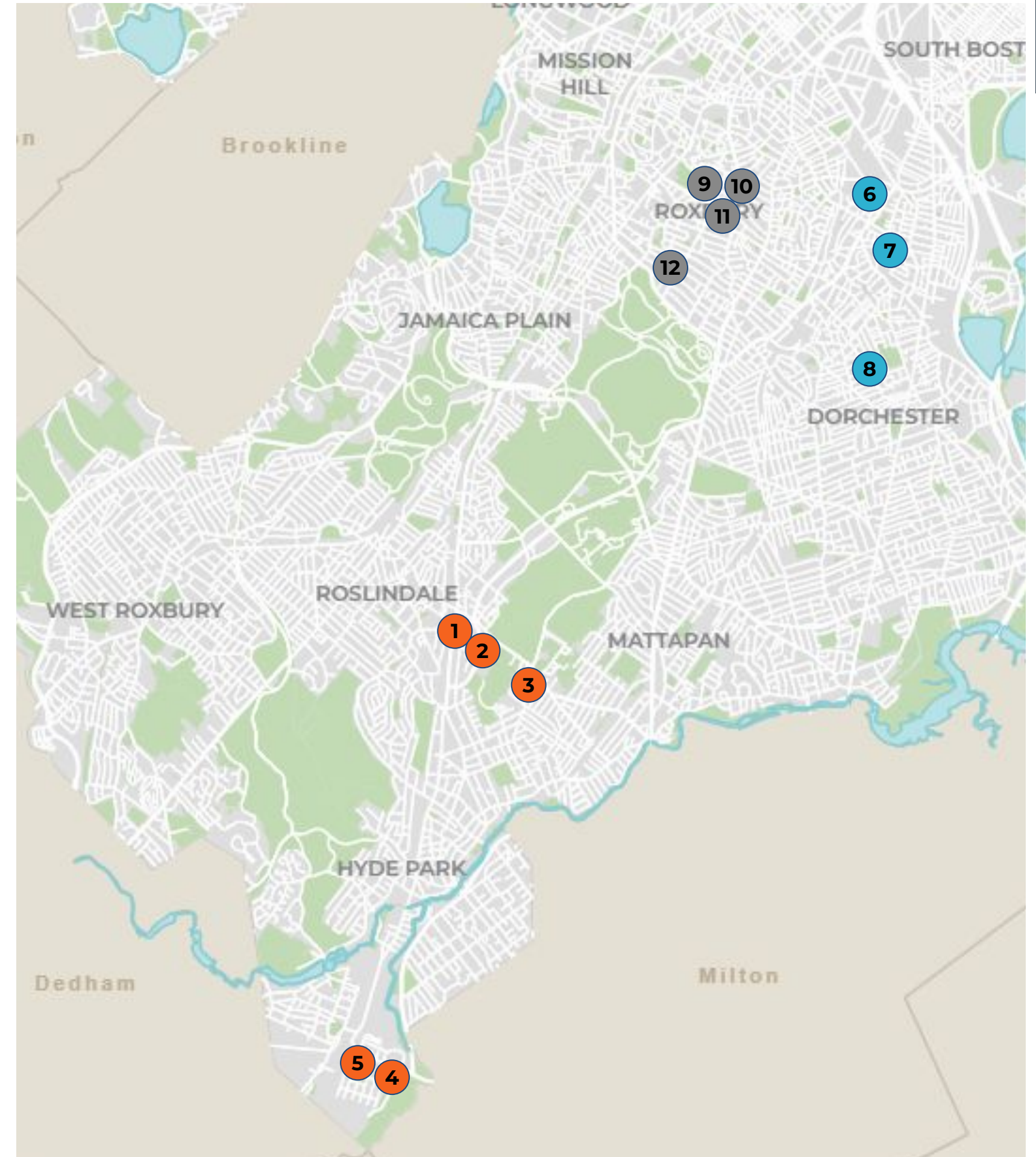
### **Outreach**

- (4) virtual community meetings
- First Home Survey
- Outreach to city councillors, state representatives, neighborhood associations, residents
- Local newspaper, neighborhood email blast, social media, postcard mailer, door-to-door knocking

# WHB 3 RFP SITES

| Site | Street Address    | Assessing ID | Area (sf) | Appraised Value | Neighborhood |
|------|-------------------|--------------|-----------|-----------------|--------------|
| 1    | 8 Eastman St      | 0703788000   | 4,599     | \$300,000       | Dorchester   |
| 2    | 63 Stoughton St   | 1301368000   | 1,949     | \$300,000       |              |
|      | 1 Everett Ave     | 1301369000   | 3,537     |                 |              |
| 3    | 64 Tampa St       | 1803419000   | 3,178     | \$325,000       | Hyde Park    |
|      | 66 Tampa St       | 1803418000   | 3,385     |                 |              |
| 4    | Colchester St (A) | 1809674000   | 5,976     | \$335,000       |              |
| 5    | Colchester St (B) | 1809676000   | 6,000     | \$335,000       |              |
| 6    | 19 Laurel St      | 1201590000   | 3,300     | \$300,000       | Roxbury      |
| 7    | 11-13 Catawba St  | 1201146000   | 5,570     | \$300,000       |              |
| 8    | 14 Catawba St     | 1201610000   | 4,950     | \$300,000       |              |
| 9    | 100 Ruthven St    | 1203160000   | 5,394     | \$300,000       |              |

- 9 sites in Dorchester, Roslindale, Hyde Park and Roxbury
- 3,000-7,000 sq. ft. vacant lots in residential neighborhoods
- Proponents may respond to 1 or multiple sites at once





# WHB3 RFP: DEVELOPMENT OBJECTIVES



## Quality homeownership units for 120-135% AMI first-time homebuyers

- Unit sales prices within estimated max. purchasing power (\$500,000~600,000)
- Preference for lower sales prices
- 0~3-bed units allowed, preference for 2-bed units.



## Encourage Contextual Development

- Design responds to the existing scale and architectural character of neighboring context.
- Follow RFP's Design Guidelines



## Incorporate Community Feedback

- Reflect community priorities identified through public meeting and summarized in the Community Feedback section.
- Preference for successfully addressing the priorities and preferences identified



## Promote Innovation in Housing Delivery

- Utilize innovative construction methods or delivery model to reduce costs, timelines, construction impact
- Preference for integrating innovation for a more inclusive/efficient/resilient housing delivery ecosystem



# COMPARATIVE EVALUATION CRITERIA



## 1. **Ability to Execute**

The extent to which the development team's qualifications, relevant experience, and capacity to deliver the proposed project as presented and on schedule.

## 2. **Development Concept**

Alignment of the proposed project's program with the Development Objectives

## 3. **Exceptional Urban Design and Sustainability**

Alignment of the project's vision, design, and program with the Urban Design Guidelines, Resilient and Sustainable Design Guidelines, and zoning and regulatory requirements.

## 4. **Strength of the Finance Plan**

Strength and viability of the financing plan, and the development team's experience financing projects of similar complexity.

## 5. **Diversity, Equity and Inclusion (“DEI”) Plan (25%)**

Clarity and strength of the proponent's DEI Plan to create meaningful, achievable opportunities for people of color, women, and M/WBEs across all phases of the project.



# URBAN RENEWAL

- **Context**

- 11-13 Catawba Street: **Washington Park Urban Renewal Plan Area**
- Plan outlines allowed uses, height, density, and other elements

- **Minor Modification**

- Minor amendment to Plan
  - **Ensure the boundaries** of the urban renewal parcel are well-defined
  - Confirm **proposed residential uses** are allowed on the site
- City and State officials notified of proposed action 11/10
- Modification will go to BPDA Board for comment and authorization at December Board meeting





# SUMMARY OF PROPOSALS

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# PROPOSAL SPREAD



| #  | Proponent                            | Dorchester & Hyde Park Sites |                          |             |                |                | Roxbury Sites |               |            |             |
|----|--------------------------------------|------------------------------|--------------------------|-------------|----------------|----------------|---------------|---------------|------------|-------------|
|    |                                      | 8 Eastman                    | 63 Stoughton & 1 Everett | 64-66 Tampa | Colchester (A) | Colchester (B) | 19 Laurel     | 11-13 Catawba | 14 Catawba | 100 Ruthven |
| 1  | ACEDONE                              |                              |                          |             |                |                |               | X             | X          |             |
| 2  | Ambry Development Group              | X                            |                          |             |                |                |               | X             | X          | X           |
| 3  | Bold Vision Real Estate Solutions    |                              |                          | X           |                |                |               |               |            |             |
| 4  | CWC Dev                              | X                            | X                        |             | X              | X              |               |               |            |             |
| 5  | Ezy Street                           | X                            |                          |             |                |                |               |               |            |             |
| 6  | Haycon Building                      | X                            | X                        |             |                |                | X             | X             | X          | X           |
| 7  | HB.SA.MCM                            |                              |                          |             |                |                | X             |               |            | X           |
| 8  | KNG Realty Corp                      |                              |                          |             |                |                | X             | X             | X          |             |
| 9  | McPherson Development                | X                            | X                        |             |                |                |               | X             | X          | X           |
| 10 | Norfolk Design & Construction        |                              | X                        |             |                |                |               |               |            |             |
| 11 | Stack Architecture & TAJ Development |                              |                          | X           | X              | X              |               |               |            |             |



# DEVELOPER TEAM PRESENTATION

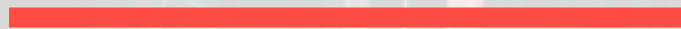
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# ACEDONE





# 11-13, 14 Catawba Street

**African Community Economic Development  
of New England (ACEDONE)**

## **WELCOME HOME BOSTON PHASE III**

**COMMUNITY PRESENTATION**

**December 11, 2025**



*In  
partner  
with*

**429**  
DEVELOPMENT

**HUE**  
architecture



# AGENDA

Development Team & Partners

About ACEDONE

Development Objectives

Development Plan

Affordability

Design Concepts

Future Development

Diversity and Inclusion

Project Schedule, Q&A

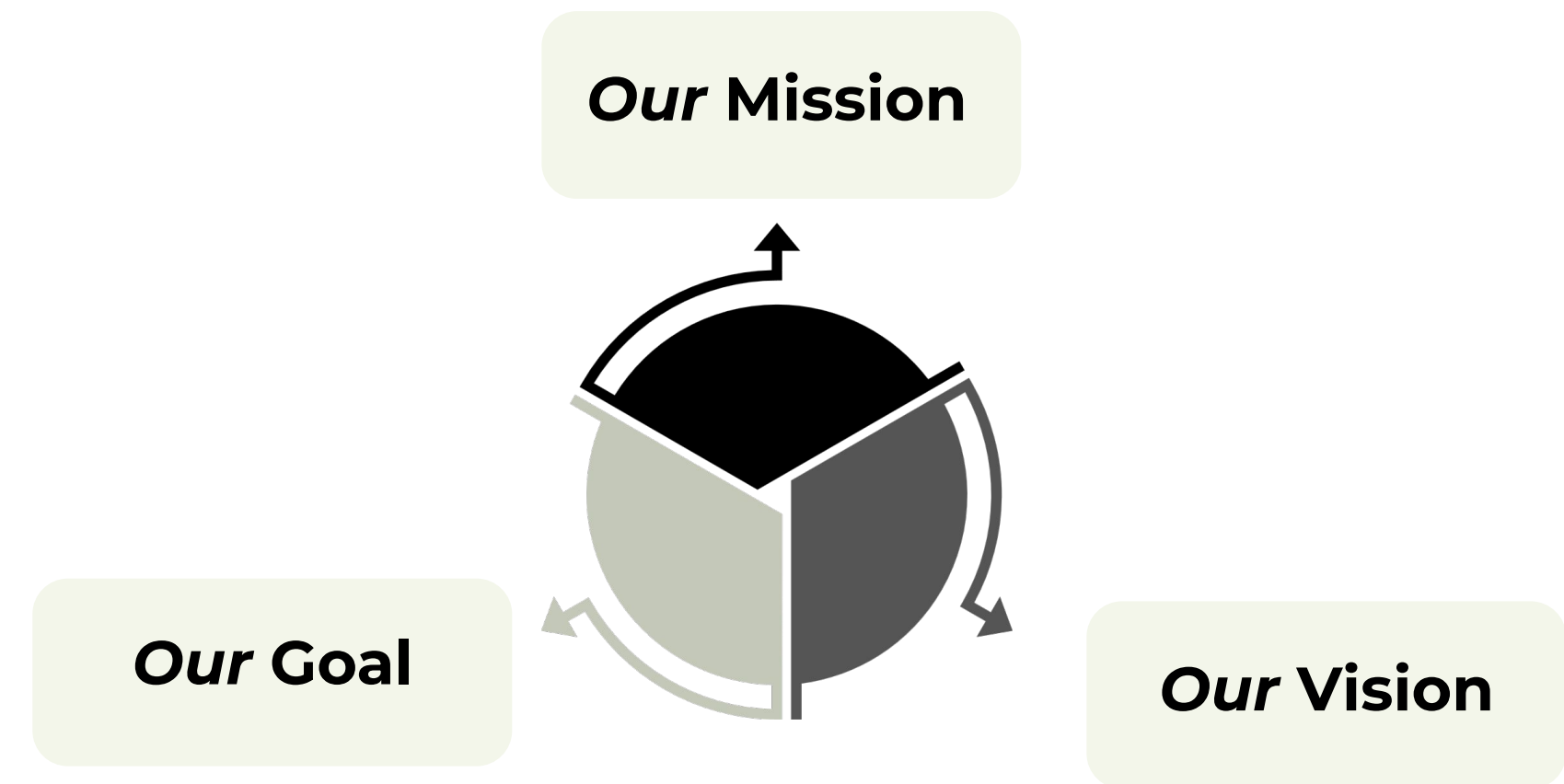
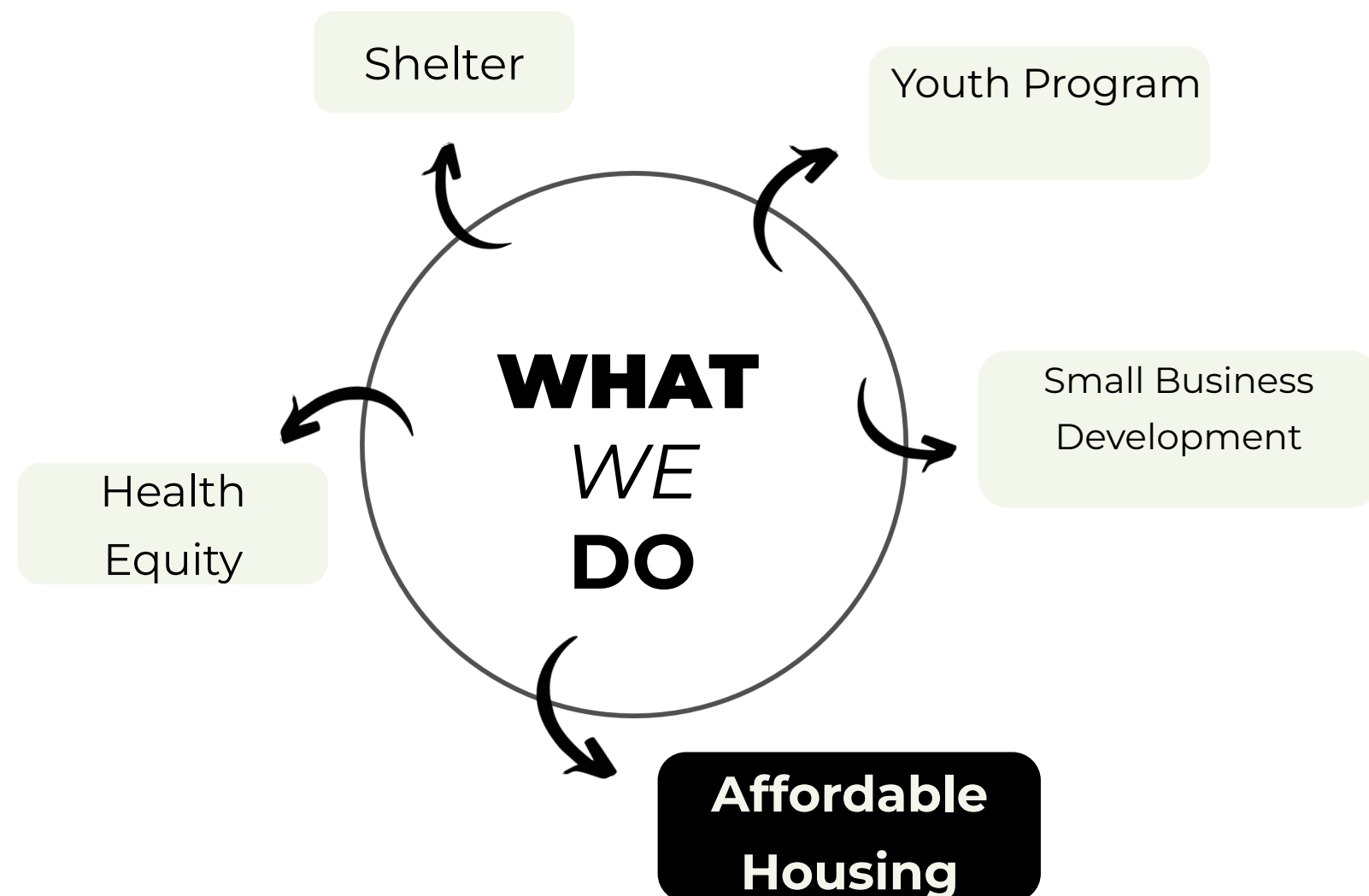


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architecture



# ABOUT ACEDONE

*We value integrity, respect, relationship, trust, consensus-building, open communication, a community-centered approach, accountability, and innovation.*





# DEVELOPMENT TEAM & PARTNERS

**ACEDONE**



Developer

**VIBE | 429 Development**



*In  
partner  
with*

**429**  
DEVELOPMENT

Development Consultants

**Hue Architecture**

**HUE**  
architecture

Architect

**Klein Hornig**

**Klein Hornig** LLP

Counsel

**Our Village Initiative**



Buyer outreach and  
homeownership education

**LaMacchia Realty**  
(Coreen Morisset )



Sales and Marketing



**HUE**  
architecture



# DEVELOPMENT OBJECTIVES

## 1. Deliver Quality Homeownership Units

- Mix of unit sizes with 1-bed, 2-bed, and 3-bed units
- Quality homeownership units suitable for variety of household sizes

## 2. Encourage Contextual Development

- Design responds to neighborhood scale and design
- Buildings reflect and complement architectural characteristics of surrounding buildings

## 3. Incorporate Community Feedback

- Provides off-street parking for three cars and multiple bicycles
- Preserves mature trees and provides green space
- Units have private outdoor space with balconies

## 4. Promote Innovation in Housing Delivery

- Design efficient and cost-effective in its ability to adapt to each site
- Efficiencies in construction







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# PROPOSED DEVELOPMENT PLAN

Meticulously designed 12  
Units featuring:

- 4 x 3 Bedroom homes
- 4 x 2 Bedroom homes
- 4 x 1 Bedroom homes

| Street Address   | Total # of Units | Parcel ID   | Parcel Area (sq/ft) |
|------------------|------------------|-------------|---------------------|
| 11-13 Catawba St | 6                | 1201146000  | 5925                |
| 14 Catawba St    | 6                | 1201610000  | 5000                |
|                  |                  | Total Area: | 10925               |



# AFFORDABILITY

**Project Catawba Street will consist of 12 Units ranging from 80 – 135% AMI affordability.**

**Mix is as follows:**

- 6 Affordable Units at 11-13 Catawba Street**
  
- 6 Affordable Units at 14 Catawba Street**

## Building 1

| Purchase Price, by Income Limit as of 2025 |        |                    |
|--|--------|--------------------|
| Unit Type                                  | #Units | Approx. Unit Price |
| One Bedroom                                | 1      | \$241,977          |
| One Bedroom                                | 1      | \$439,626          |
| Two Bedrooms                               | 2      | \$504,613          |
| Three Bedrooms                             | 2      | \$569,103          |

## Building 2

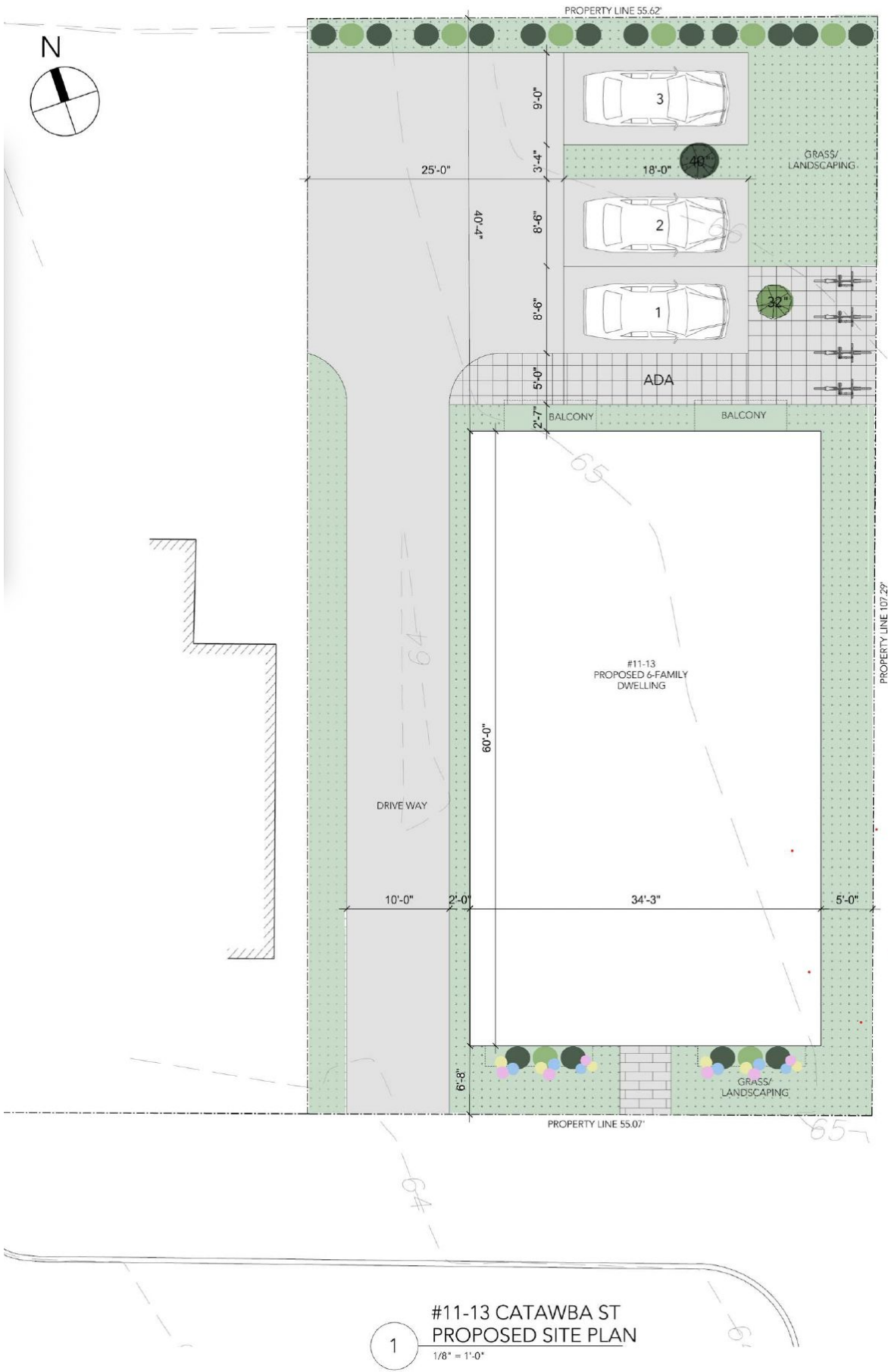
| Purchase Price, by Income Limit as of 2025 |        |                    |
|--|--------|--------------------|
| Unit Type                                  | #Units | Approx. Unit Price |
| One Bedroom                                | 1      | \$316,830          |
| One Bedroom                                | 1      | \$439,626          |
| Two Bedrooms                               | 2      | \$504,613          |
| Three Bedrooms                             | 1      | \$416,707          |
| Three Bedrooms                             | 1      | \$569,103          |
|  |        |                    |





# DESIGN CONCEPT

11-13 Catawba Street



2 #11-13 BIRD'S EYE VIEW  
N.T.S.



3 #11-13 STREET VIEW  
N.T.S.



4 #11-13 LOCUS MAP  
N.T.S.

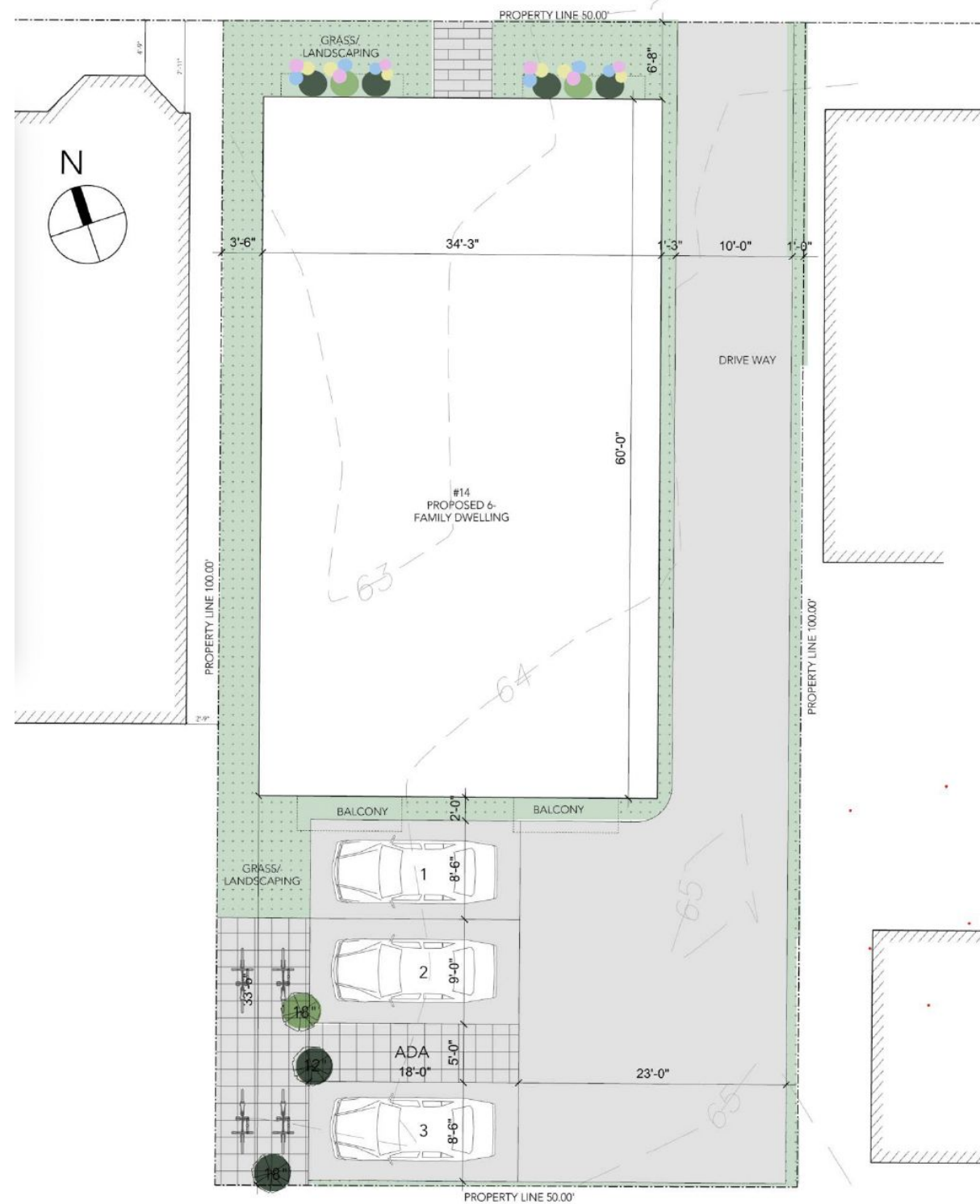


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# DESIGN CONCEPT

## 14 Catawba Street



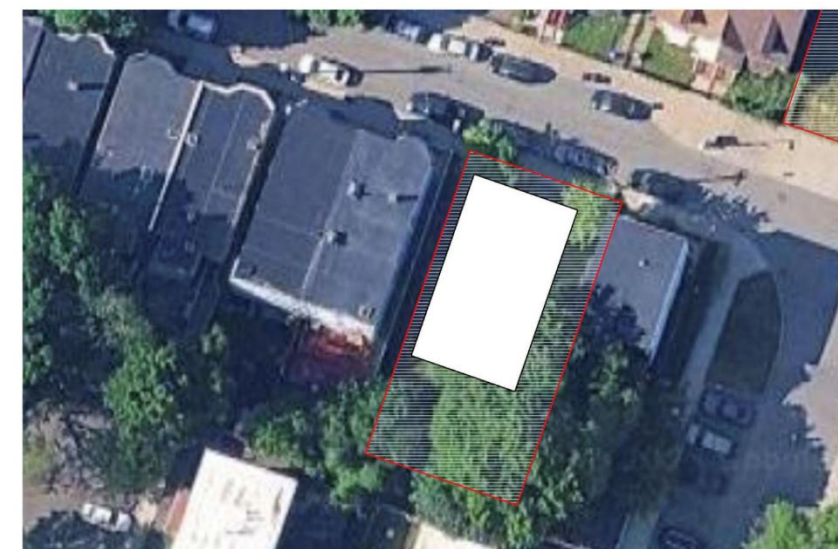
1  
#14 CATAWBA ST  
PROPOSED SITE PLAN  
1/8" = 1'-0"



2  
#14 BIRD'S EYE VIEW  
N.T.S.



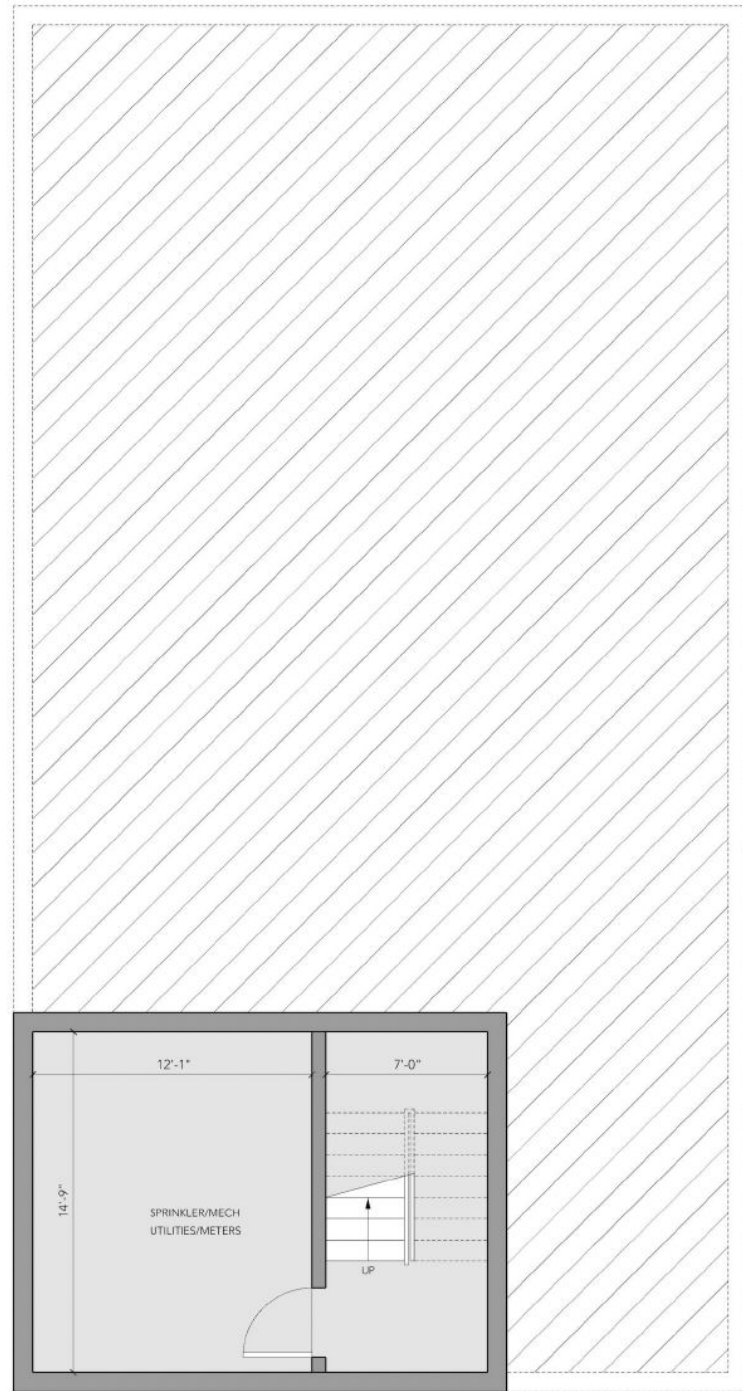
3  
#14 STREET VIEW  
N.T.S.



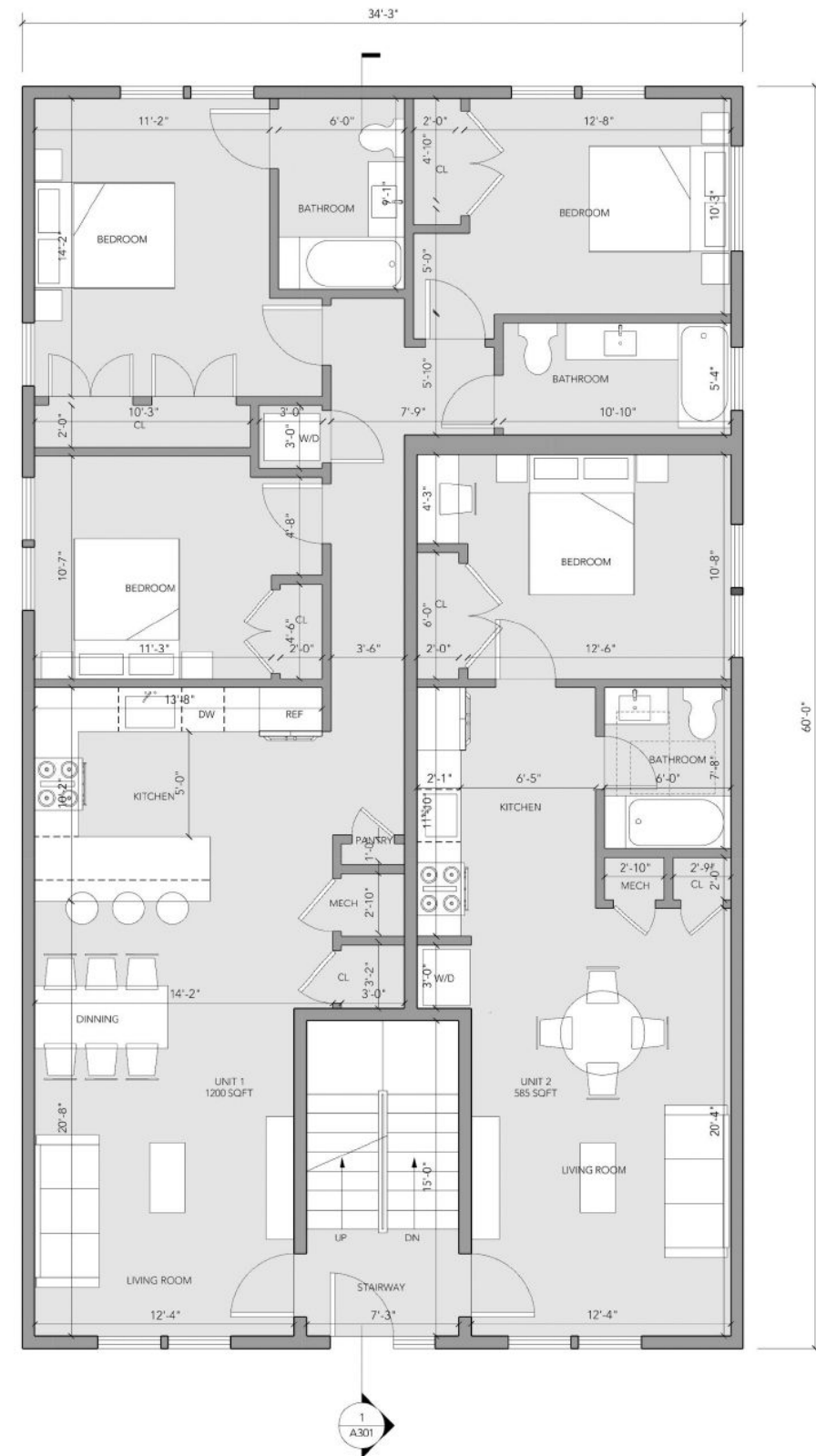
4  
#14 LOCUS MAP  
N.T.S.



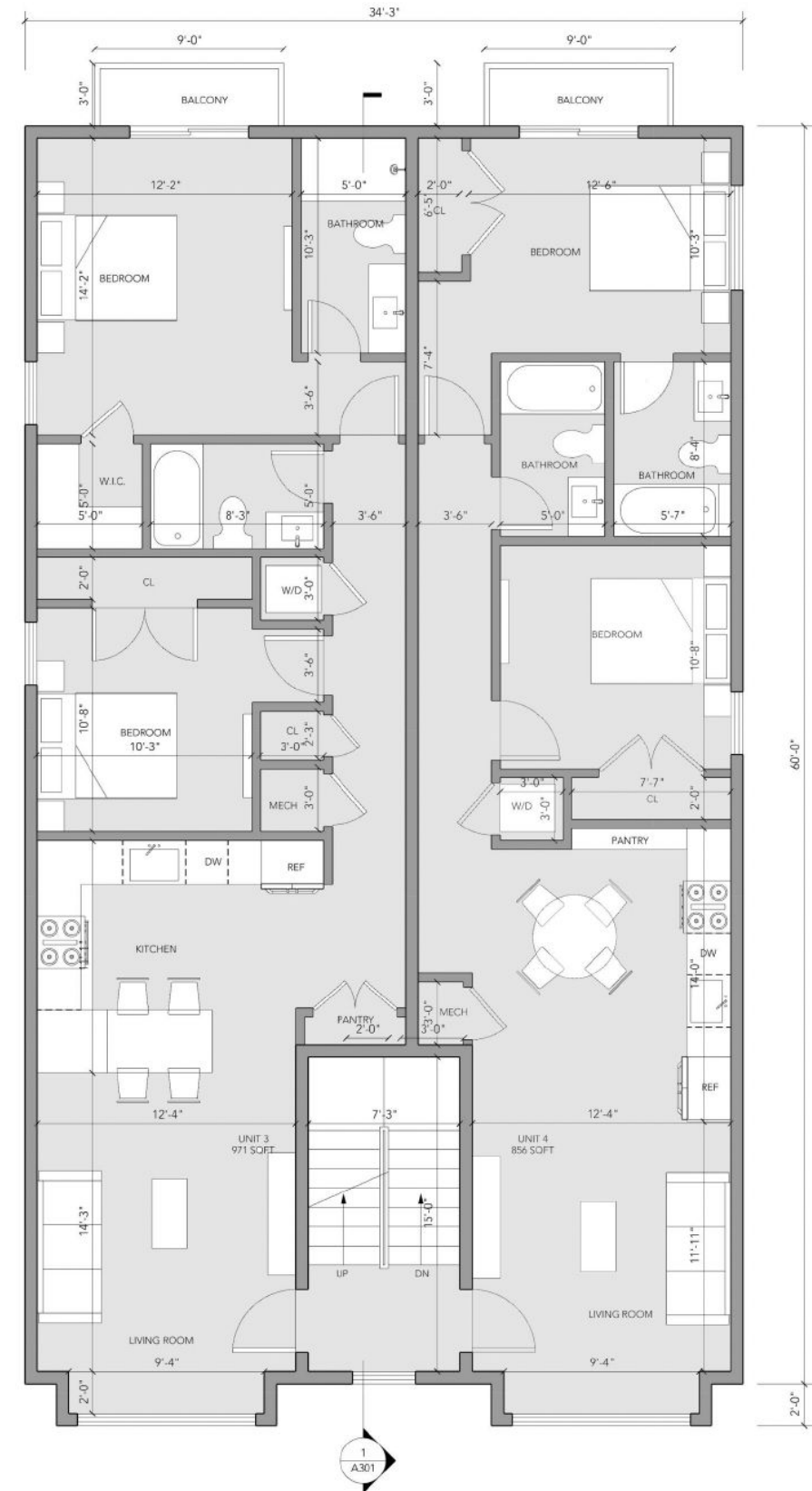
# 11-13, 14 CATAWBA ST FLOOR PLAN



#11-13,14 CATAWBA ST  
PROPOSED BASEMENT PLAN  
1/4" = 1'-0"



#11-13,14 CATAWBA ST  
PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"



#11-13,14 CATAWBA ST  
PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

| ZONING RESIDENTIAL SQUARE FOOTAGE SUMMARY |                     |
|---|---------------------|
|   | PROPOSED GROSS AREA |
| BASEMENT                                  |                     |
| FIRST FLOOR                               | 2055 GSF            |
| SECOND FLOOR                              | 2097 GSF            |
| THIRD FLOOR                               | 2097 GSF            |
| TOTAL                                     | 6249 GSF            |

| BUILDING UNIT SCHEDULE |                  |           |
|------------------------|------------------|-----------|
| NO.                    | TYPE             | NET AREA  |
| UNIT 1                 | 3 BEDR + 2 BATHR | 1200 SQFT |
| UNIT 2                 | 1 BEDR + 1 BATHR | 585 SQFT  |
| UNIT 3                 | 2 BEDR + 2 BATHR | 971 SQFT  |
| UNIT 4                 | 2 BEDR + 2 BATHR | 856 SQFT  |
| UNIT 5                 | 3 BEDR + 2 BATHR | 1219 SQFT |
| UNIT 6                 | 1 BEDR + 1 BATHR | 603 SQFT  |
| BUILDING NET AREA      |                  | 5434 SQFT |





# PROPOSED ELEVATIONS





# PROPOSED ELEVATIONS



#11-13

1 #11-13 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"



#14

2 #14 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"



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# THE VISION FOR ACEDONE'S FUTURE

## DEVELOPMENT

*Our community development corporation is driven by a mission to not only address the housing crisis but to empower and uplift underrepresented communities in Boston. Through affordable housing, we're building pathways to homeownership, wealth creation, and leadership development, while also advocating for systemic change.*

### HOUSING DEVELOPMENT

- 1. Promoting Homeownership
- 2. Inclusive Living
- 3. Quality *and* Sustainability
- 4. Local Economic Boost
- 5. Cultural Enrichment

### OUR PURPOSE

- 1. Community Empowerment
- 2. Addressing Disparities
- 3. Leadership Development
- 4. Wealth Creation
- 5. Catalyzing Change

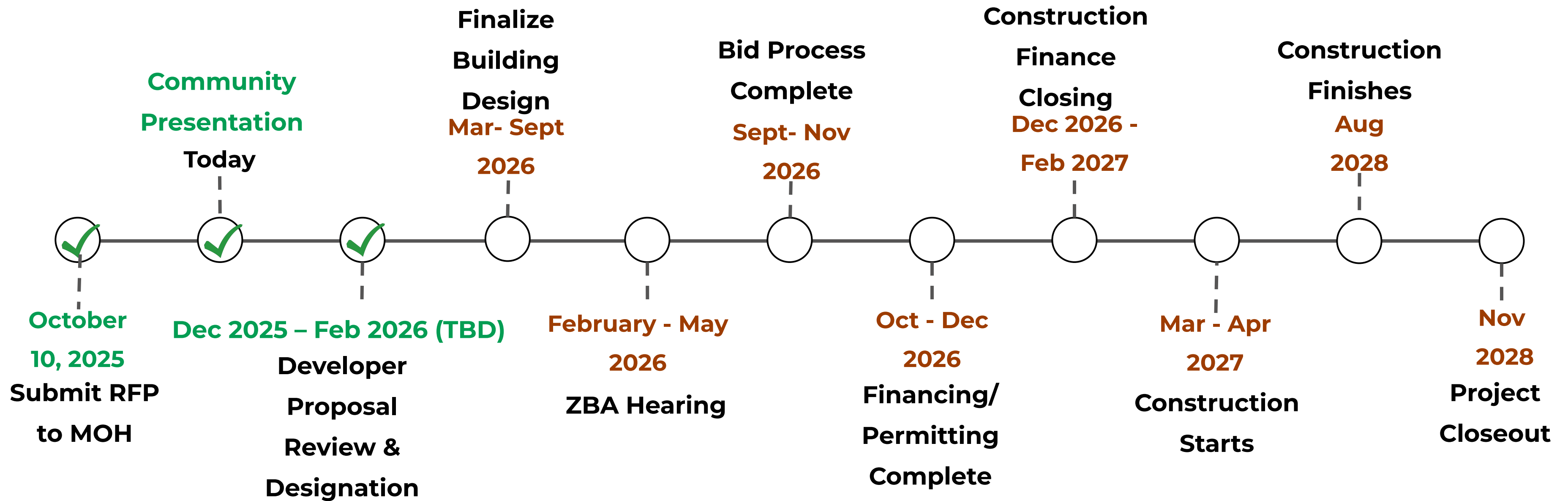
### OUR VISION

- 1. Expanding Impact
- 2. Advocacy and Policy Influence
- 3. Fostering Education
- 4. Innovative Affordable Housing Solutions
- 5. Generational Stability Through Homeownership





# Proposed PROJECT SCHEDULE





# DIVERSITY AND INCLUSION

- MBE Developer: ACEDONE is a minority run organization with 20+ years experience working with immigrant communities
- Promoting cultural diversity *and* involving M/WBE in every step of our development plan
- Outreach plan: targeted outreach to low-income communities
- Workforce: subject to Boston Resident Jobs Policy
- Leverage relationships with local community groups to reach diverse populations

THANK YOU  
ANY QUESTIONS?

*We look forward to hearing your feedback!*



[acedone.org](https://acedone.org)



[muna@acedone.org](mailto:muna@acedone.org)





# Ambry Development

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# AMBRY

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DEVELOPMENT

## WELCOME HOME BOSTON

### PHASE 3

COMMUNITY PRESENTATION | ROXBURY

DECEMBER 10, 2025

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# MEET OUR TEAM



**Willie Bodrick, II, J.D., M.Div.**  
Principal & Co-Founder  
Ambry Development Group



**Winston Bodrick, J.D.**  
Principal & Co-Founder  
Ambry Development Group



**Hansy Better Barraza**  
Principal & Co-Founder  
Studio Luz Architects  
AIA, NCARB, LEED AP



**Brenda Laurenza**  
President  
Bald Hill Builders



**Michael Valdez**  
Graphic Designer



**Jonathan Nye**  
Partner  
Brown Rudnick LLP



**Alvin B. Carter III**  
Outside General Counsel  
Brown Rudnick LLP



**Dr. Agnes Vorbrott, AIA**  
Principal  
VVS | Sustainability Consultant



**Matt Grosshandler**  
VP of Operations  
Bald Hill Builders



**Kevin Quetti, PE**  
Principal & Founder  
Boston Civil





# ABOUT US

## AMBRY DEVELOPMENT GROUP

Ambry is a minority-owned impact real estate development firm committed to creating sustainable and inclusive communities through innovative real estate projects. Our vision is to revitalize underserved neighborhoods, enhance economic opportunities, foster social equity, and increase generational wealth creation. During this housing crisis, Ambry's platform is focused on developing a diverse portfolio of affordable housing and homeownership, commercial uses, workforce, and transit-oriented housing in Boston and gateway cities across the Commonwealth. We are passionate about leveraging our expertise to create positive change and generate meaningful returns for our community.

Currently, Ambry is the tentatively designated developer of 34 Wales Street through the Mayor's Office of Housing Welcome Home Boston, Phase 2 properties located in the Mattapan and Dorchester neighborhoods of the City of Boston. The proposed development consists of twelve (12) homeownership units on a vacant parcel in Dorchester, with six (6) of such units reserved for households earning at or below 80% AMI and six (6) of such units reserved for households earning at or below 100% AMI.

The Social Impact Collective ("SIC") is the architect and lead designer of this project.



# SITE CONTEXT



**11-13 CATAWBA STREET**



**14 CATAWBA STREET**



**100 RUTHVEN STREET**

Our proposed homeownership developments at **11-13 Catawba Street**, **14 Catawba Street**, and **100 Ruthven Street** collectively advance Boston's vision of creating attainable pathways to homeownership for households earning up to 120% AMI. Each site is designed with contextual sensitivity, architectural integrity, and strong community alignment. At 11-13 Catawba and 100 Ruthven Streets, three off-street parking spaces are provided at the rear to balance resident needs with neighborhood expectations, while preserving green space and pedestrian access. In contrast, 14 Catawba Street adopts a reduced-parking approach—based on community feedback and the growing preference for affordability and open space over parking—allowing for more units and shared outdoor amenities that foster connection and sustainability. Across all sites, designs integrate contextual forms, private balconies, and accessible units, ensuring harmony with existing streetscapes while enhancing livability, energy efficiency, and inclusivity within the surrounding community.



LOT SIZE

11-13 Catawba St: 5,570 SF within 1 parcel  
14 Catawba St: 4,950 SF within 1 parcel

ZONING DISTRICT

Roxbury Neighborhood

ZONING SUBDISTRICT

3F-4000 Medium Residential

ZONING OVERLAY

N/A

Lot Size (sf): 5,570 SF Height  
(Max): 35', 3 Stories

SETBACKS

Front yard min. depth - 20 ft  
Side yard min. width - 10 ft  
Rear yard min. depth - 30 ft

Open Space

650 SF / Unit

CONSTRUCTION TYPE

Construction Type VA  
Any Materials  
All Wood Framing

BUILDING FOOTPRINT

3,712 SF

SITE CONDITIONS

The 11-13 and 14 Catawba Street parcels both front directly onto Catawba Street, offering strong visibility and clear access. Together, they are framed by a consistent pattern of 2.5- to 3-story residential buildings that establish the neighborhood's scale and rhythm. Existing mature trees across the sites add natural character and create meaningful opportunities for landscape integration within future design.

Source: Welcome Home, Boston – Phase 3 RFP (pp. 15-16)



CATAWBA STREET

11-13 CATAWBA STREET



| UNIT TYPE | UNIT SF | UNIT COUNT |
|-----------|---------|------------|
| STUDIO    | 467     | 1          |
| 1 BEDROOM | 618     | 5          |
| 2 BEDROOM | 859     | 2          |
| TOTAL     | -       | 8          |

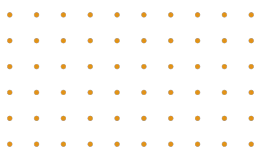
14 CATAWBA STREET



| UNIT TYPE | UNIT SF | UNIT COUNT |
|-----------|---------|------------|
| STUDIO    | -       | -          |
| 1 BEDROOM | 576     | 3          |
| 2 BEDROOM | 895     | 6          |
| TOTAL     | -       | 9          |



# FLOOR PLANS | CATAWBA STREET



11-13 CATAWBA STREET | LOT SIZE: 5,570 SF | BUILDING FOOTPRINT: 3,712 SF| GROSS FLOOR AREA: 5,989 SF | 8 UNITS | PARKING: 3 SPACES



Ground Floor



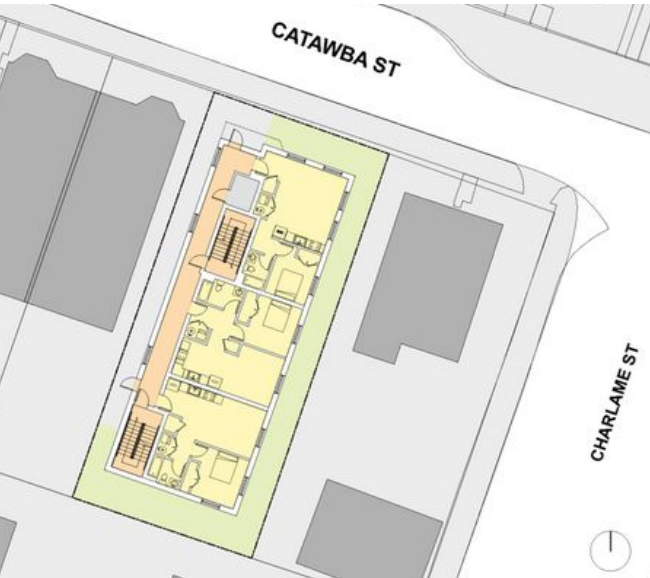
Second & Third Floor



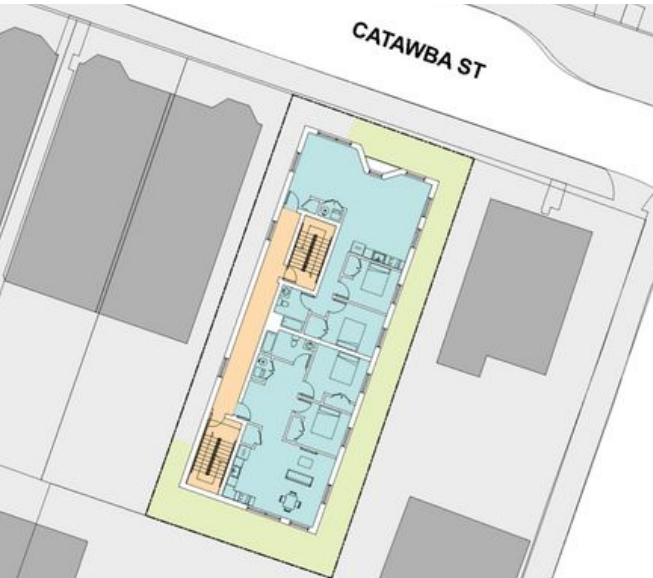
Roof Plan

| UNIT TYPE | UNIT SF | UNIT COUNT |
|-----------|---------|------------|
| 1 BEDROOM | 618     | 5          |
| 2 BEDROOM | 859     | 2          |
| STUDIO    | 467     | 1          |
| EGRESS    | ~       | ~          |

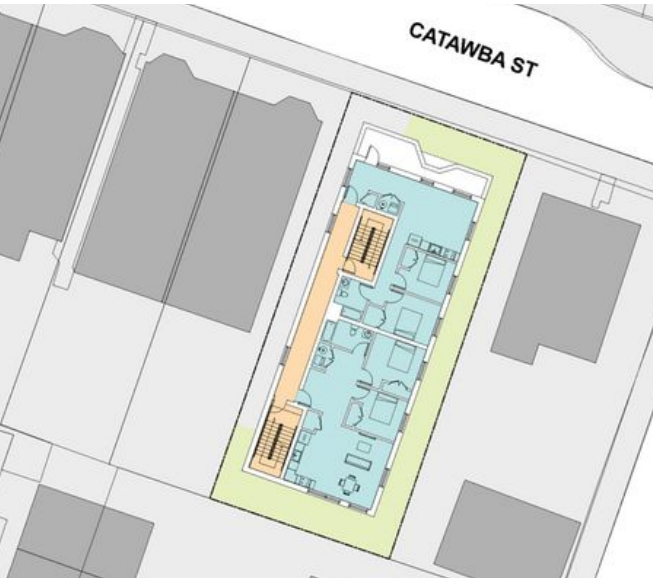
14 CATAWBA STREET | LOT SIZE: 4,950 SF | BUILDING FOOTPRINT: 2,835 SF | GROSS FLOOR AREA: 9,082 SF | 9 UNITS



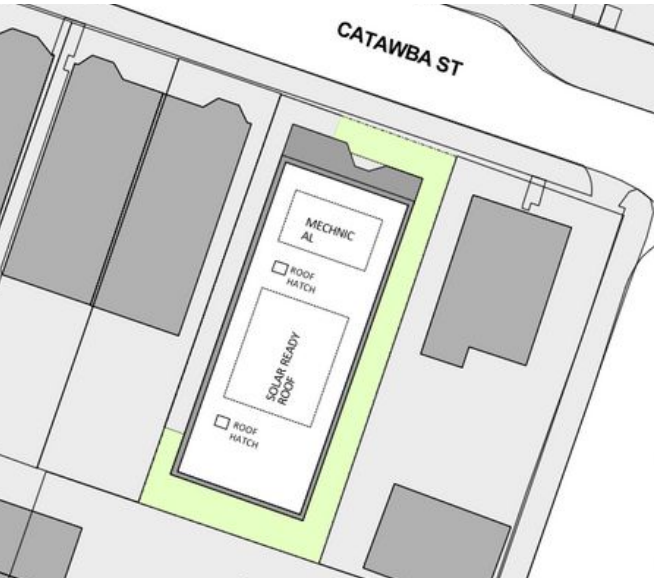
Ground Floor



Second & Third Floor



Fourth Floor



Roof Plan

| UNIT TYPE | UNIT SF | UNIT COUNT |
|-----------|---------|------------|
| 1 BEDROOM | 576     | 3          |
| 2 BEDROOM | 895     | 6          |
| EGRESS    | ~       | ~          |



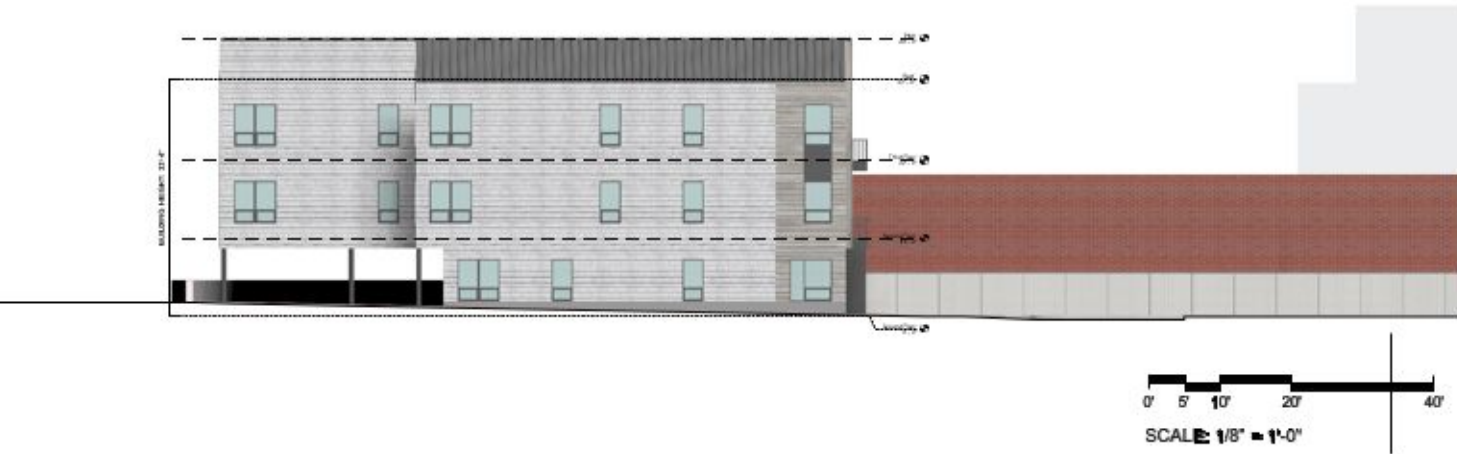
# ELEVATIONS

11-13 CATAWBA STREET | LOT SIZE 5,570 SF | 1 PARCEL

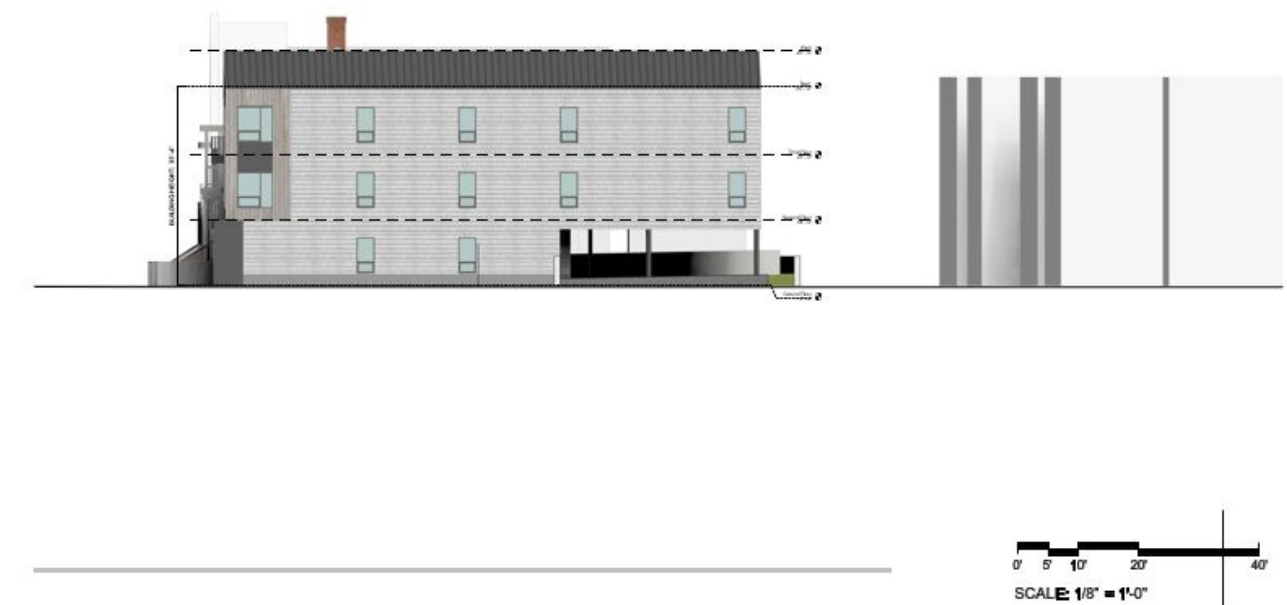
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



UNIT MIX | AFFORDABILITY

| UNIT MIX  | 120% AMI | SALE PRICE  | TOTAL UNITS |
|-----------|----------|-------------|-------------|
| STUDIO    | 1        | \$327,744   | 1           |
| 1 BEDROOM | 5        | \$387,935   | 5           |
| 2 BEDROOM | 2        | \$445,590   | 2           |
| TOTAL     | 8        | \$3,158,599 | 8           |



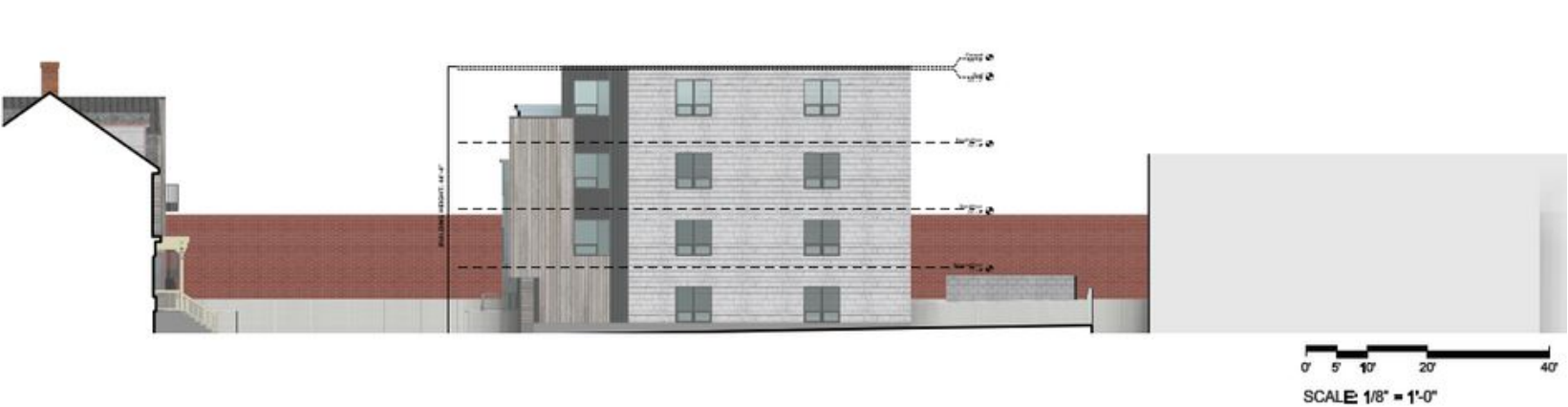
# ELEVATIONS

14 CATAWBA STREET | LOT SIZE 4,950 SF | 1 PARCEL

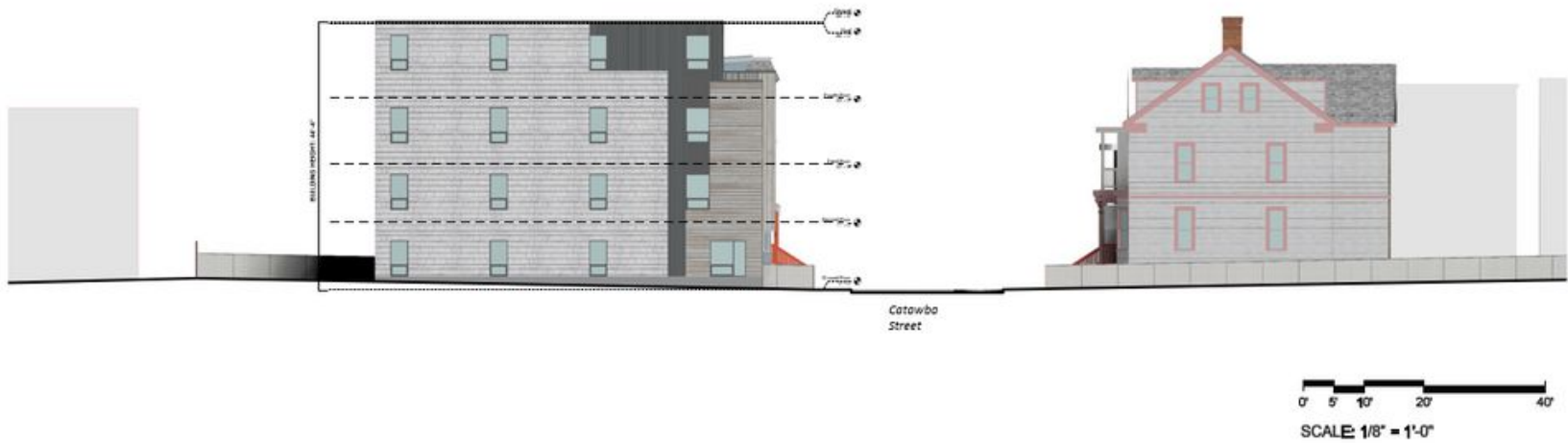
VIEW FROM CATAWBA STREET



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



UNIT MIX | AFFORDABILITY

| UNIT MIX  | 120% AMI | SALE PRICE  | TOTAL UNITS |
|-----------|----------|-------------|-------------|
| STUDIO    | –        | \$327,744   | –           |
| 1 BEDROOM | 3        | \$387,935   | 3           |
| 2 BEDROOM | 6        | \$445,590   | 6           |
| TOTAL     | 9        | \$3,837,345 | 9           |



LOT SIZE

5,394 SF within 1 parcel

ZONING DISTRICT

Roxbury Neighborhood

ZONING SUBDISTRICT

3F-4000 Medium Residential

ZONING OVERLAY

N/A

Lot Size (sf): 5,394 SF Height  
(Max): 35', 3 Stories

SETBACKS

Front yard min. depth - 20 ft  
Side yard min. width - 10 ft  
Rear yard min. depth - 30 ft

Open Space

650 SF / Unit

CONSTRUCTION TYPE

Construction Type VA  
Any Materials  
All Wood Framing

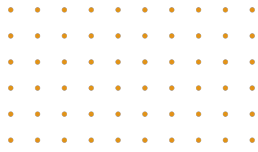
BUILDING FOOTPRINT

3,712 SF

SITE CONDITIONS

The 100 Ruthven Street site is a mid-block parcel with frontage along Ruthven Street, offering direct access and visibility. Its context is defined by predominantly 2.5- to 3-story residential buildings, with adjacent commercial and light industrial uses. Existing trees on the parcel provide natural features that can be incorporated into future site development.

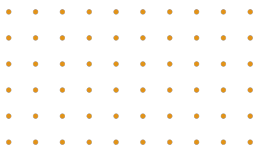
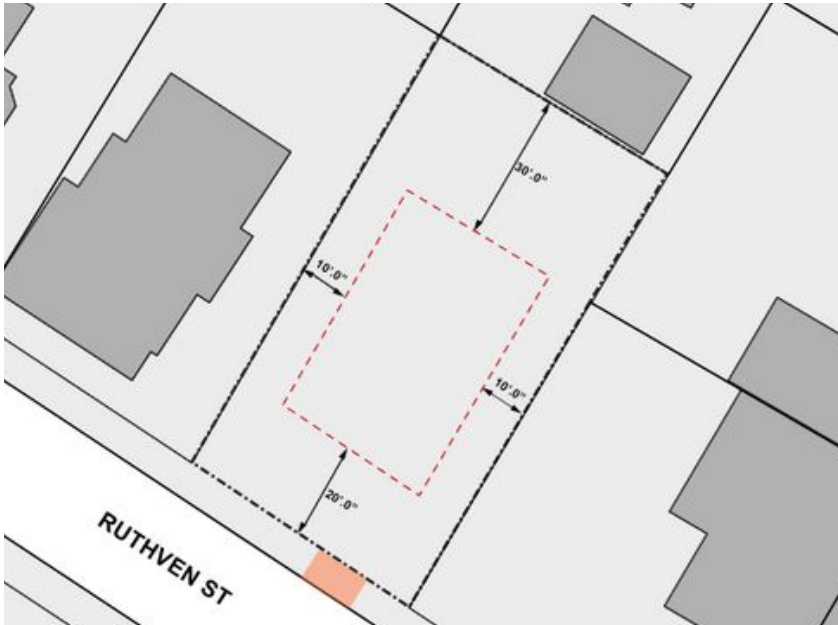
Source: Welcome Home, Boston - Phase 3 RFP\_pg.17



# 100 RUTHVEN STREET



| UNIT TYPE | UNIT SF | UNIT COUNT |
|-----------|---------|------------|
| STUDIO    | 467     | 1          |
| 1 BEDROOM | 618     | 5          |
| 2 BEDROOM | 859     | 2          |
| TOTAL     | -       | 8          |





# FLOOR PLANS + ELEVATIONS

VIEW FROM RUTHVEN STREET | SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



**Lot Size:** 5,394 SF

**Building Footprint:** 3,712 SF

**Gross Floor Area:** 5,989 SF

**Total Unit Count:** 8 Units

**Parking:** 3 Spaces (0.4 Ratio)



GROUND FLOOR



SECOND AND THIRD FLOOR



ROOF PLAN

UNIT MIX | AFFORDABILITY

| UNIT MIX  | 120% AMI | SALE PRICE  | TOTAL UNITS |
|-----------|----------|-------------|-------------|
| STUDIO    | 1        | \$327,744   | 1           |
| 1 BEDROOM | 5        | \$387,935   | 5           |
| 2 BEDROOM | 2        | \$445,590   | 2           |
|           | 8        | \$3,158,599 | 8           |

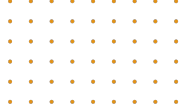
| UNIT TYPE | UNIT SF | UNIT COUNT |
|-----------|---------|------------|
| 1 BEDROOM | 618     | 5          |
| 2 BEDROOM | 859     | 2          |
| STUDIO    | 467     | 1          |
| EGRESS    | ~       | ~          |

WEST ELEVATION



SCALE: 1/8" = 1'-0"





# PERSPECTIVES

11-13 CATAWBA STREET



14 CATAWBA STREET



100 RUTHVEN STREET





# SUSTAINABILITY + LANDSCAPE STRATEGY

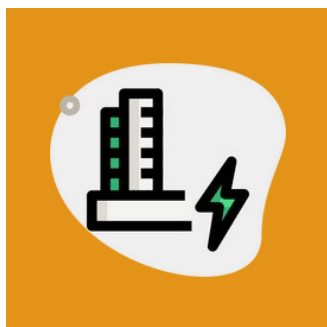
Each project is located in a vibrant urban setting with easy access to public transportation and essential services—enhancing walkability and reducing reliance on single-occupant vehicles. Designed for both livability and sustainability, the developments integrate high-performance systems, natural elements, and responsible material use to promote long-term environmental stewardship and occupant well-being.

## SUSTAINABLE URBAN LIVING



Each project is thoughtfully situated in an urban setting with access to public transportation and essential services, enhancing walkability and reducing dependence on single-occupant vehicles. The developments are designed to balance density with livability—integrating natural elements, efficient systems, and sustainable materials to promote health, comfort, and long-term environmental responsibility.

## BUILDING PERFORMANCE + SYSTEMS



The compact buildings will feature high-performance envelopes with superior insulation, low-e glazing, and airtight construction achieving a HERS Index of 45—supporting the City’s Carbon Neutral Boston 2050 goals. All systems will be fully electric, including air-to-air heat pumps and heat pump water heaters. LED lighting with smart controls and ultra-low-flow plumbing fixtures will reduce energy and water use. Each unit will include energy recovery ventilation with superior filtration to ensure healthy indoor air, and no combustion appliances or fireplaces will be used.

## SITE DESIGN + LANDSCAPE



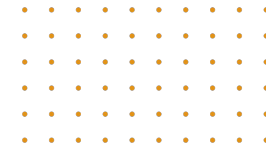
Limited green spaces will be designed to connect residents with nature while minimizing maintenance and environmental impact. Each site will feature native and drought-tolerant plantings, pollinator gardens for bees and butterflies, and on-site rainwater management systems. Light-colored paving, shade trees, and solar-ready high-albedo roofs will mitigate the urban heat island effect, while efficient full-cutoff exterior lighting will minimize light pollution. Two of the four buildings will include limited under-building parking to further reduce impervious surfaces and preserve open space.

## MATERIALS + HEALTHY INTERIORS



Material selections will prioritize regional sourcing, recycled content, and sustainable forestry. Interior finishes such as flooring, paint, and sealants will meet low-emission standards (Greenguard Gold, FloorScore, or CRI Green Label Plus). The building and site will be entirely non-smoking, supporting occupant health and indoor air quality.





# DEVELOPMENT PLAN

Following ISD submission, the project will move to a Zoning Board of Appeals (ZBA) hearing, with Ambry continuing active community engagement to keep residents informed and involved. In parallel, Ambry will finalize budgets, secure financing, and coordinate with the BPDA to ensure compliance and readiness for construction led by Bald Hill Builders (WBE). The team will maintain transparency through regular updates, including permitting progress, funding alignment, and schedule milestones.

The development complies with Roxbury and Dorchester Neighborhood Design Guidelines and advances Boston's goals for workforce and affordable homeownership. Ambry will partner with the Boston Home Center to implement the City's Affirmative Fair Housing Marketing Plan, ensuring equitable outreach and fair buyer selection. Guided by community input, financial discipline, and regulatory integrity, Ambry is committed to delivering a high-quality, sustainable, and inclusive neighborhood development.





# DIVERSITY & INCLUSION



## DEVELOPER

Ambry Development Group  
Minority-owned Company



ARCHITECTURE  
URBAN DESIGN

## ARCHITECT

Studio Luz Architecture  
MWBE



## GENERAL CONTRACTOR

Ball Hill Builders  
WBE

## DR. AGNES VORBRODT

### SUSTAINABILITY CONSULTANT

VvS  
WBE

## MICHAEL VALDEZ

### GRAPHIC DESIGNER

RFP Graphic Designer  
Minority-owned Company

Ambry recognizes that promoting diversity, equity, and inclusion ("D&I") is a moral imperative and a strategic advantage for our business. We are committed to fostering a work environment that embraces diversity, ensures equal opportunities, and values inclusivity. **Our M/WBE-owned firms participating in the proposed development are as follows:**



# DEVELOPMENT SCHEDULE







# Haycon Building

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Welcome Home Boston Phase III

# Haycon Building LLC

Proposal Overview





# Roxbury Sites:

19 Laurel

11-13 Catawba

14 Catawba

100 Ruthven



HAYCON



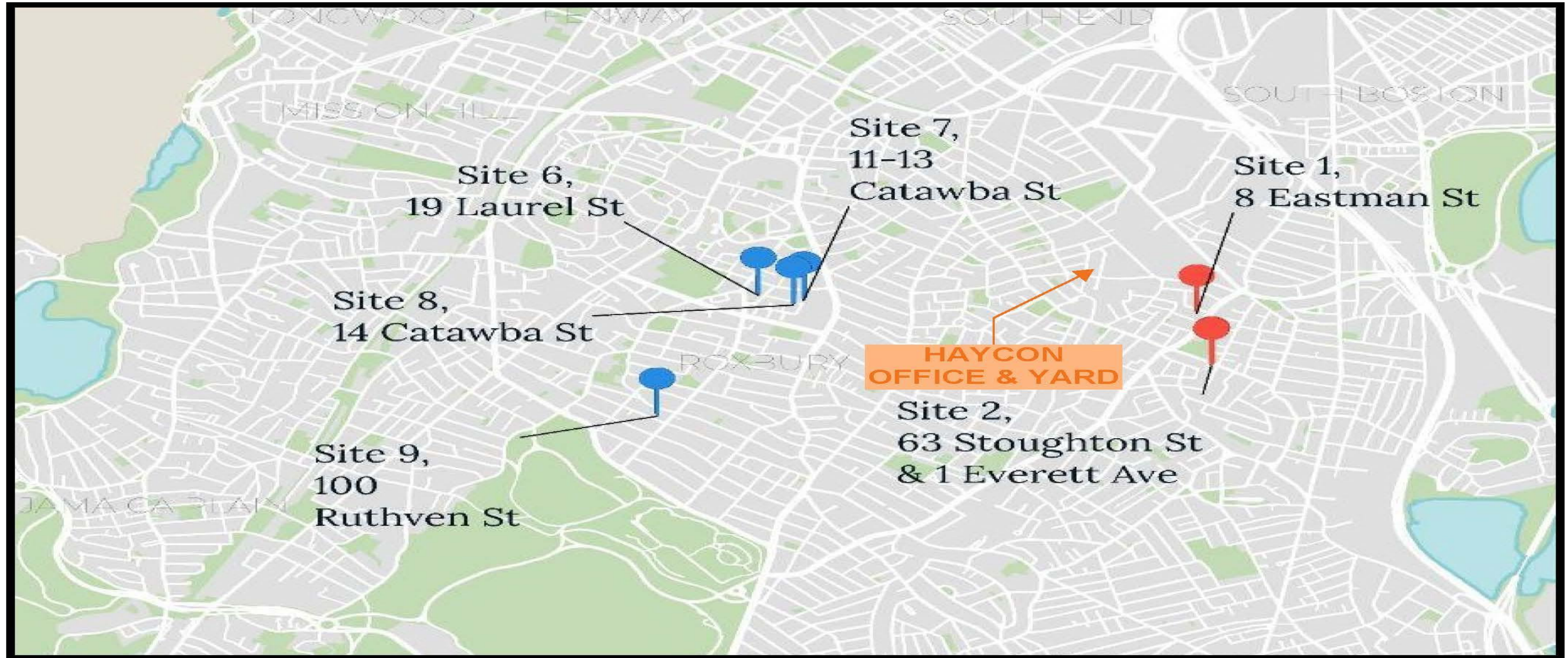
## About Haycon

- Have been working with the neighborhood since 2008
- Innovators in sustainable building
- Focus on reducing embodied carbon
- Expertise in Passive House and Mass Timber
- Committed to efficient and Affordable Housing solutions





# Close Proximity Illustration



**Nearby Laydown Area  
Team Resources & Equipment  
Overcome Jobsite Challenges**





# Our Approach

- Partnered with Thoughtcraft to explore new construction approaches
- Initial focus on prefabricated mass timber framing + SIP wall panels
- Goal: Faster construction and potential cost efficiencies





# Findings:

## Prefabrication vs Conventional

- Prefabrication increases overall project cost
- Prefabricated units exceed sale price thresholds in RFP
- Conventional construction is more cost-competitive





## Proposed Solution

- Use simplified development pipeline
- Employ traditional onsite construction techniques
- Aim to maintain sustainability and affordability goals





# Current Case Study Work

- Projects in Dorchester acting as owner, builder, and developer
- Two triple-deckers: 13 Bird Street & 53 Burrell Street
- Six-unit double triple-decker: 841 Columbia Road
- Integrated design-build model streamlines development and reduces soft costs





## Community Benefits

- Strong history of local workforce and W/MBE engagement
- Onsite construction increases opportunities for local trades
- Plan to deliver Passive House buildings to lower resident utility costs





# Closing...

- *Thank you* for the opportunity to submit the proposal
- Happy to provide additional submissions
- Everyone at Haycon looks forward to collaboration on Phase III







**HB.SA.MCM. LLC**

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WELCOME HOME BOSTON, PHASE 3

## **DEVELOPER PRESENTATION**

December 10, 2025

### **GROUP C PARCEL**

19 LAUREL STREET, SITE 6

100 RUTHVEN STREET, SITE 9

### **SUBMITTED BY**

HB.SA.MCM



### **PRESENTED BY**

Ravi Parmar, Catriel Tulian, Maxime  
Charles



**STACK**  
architecture



Mass  
**Construction**  
& Management, Inc

# 19 Laurel Street





**STACK**  
architecture



Mass  
Construction  
& Management, Inc

# 100 Ruthven Street





# DEVELOPMENT TEAM

- HB.SA.MCM is a joint venture between Historic Built, Stack Architecture, and Mass. Construction & Management, all State-certified Minority Business Enterprises with over forty years of combined housing development experience
- Historic Built specializes in adaptive reuse and affordable housing, led by Ravi Parmar, who also supports community-owned urban farms in Roxbury, Mattapan, Hyde Park, and Dorchester ([historicbuilt.com](http://historicbuilt.com))
- Stack Architecture led by Catriel Tulian brings 20+ years of multifamily design experience, with a focus on high-quality residential buildings ([stack-arc.com](http://stack-arc.com))
- Mass. Construction & Management was founded by Maxime Charles and has delivered multiple Welcome Home Boston projects in nearby neighborhoods ([massconstruct.com](http://massconstruct.com))



# DEVELOPMENT PROPOSALS

- We are proposing new, high-quality, for-sale homes at 19 Laurel Street and 100 Ruthven Street designed for local first-time buyers
- At Laurel, we propose three 2-bedroom condo units available to first-time buyers at 135% of Area Median Income, each with an off-street deeded parking space
- At Ruthven, we propose six 2-bedroom condo units available to first-time buyers at 135% of Area Median Income, four of which will have deeded off-street parking

# DIVERSITY

- Team is a locally rooted partnership with deep experience in affordable housing, design, and construction in Boston
- Team members are 2025 participants in the Affordable Housing Developer Fellowship at The Builders Coalition ([buildercoalition.com](http://buildercoalition.com))



## GOALS & EXPECTATIONS

- Proposals turn long-vacant lots into new homes that strengthen the neighborhood and local economy
- Adds new ownership housing while creating local construction jobs
- Exceeds current Stretch Energy Code standards with efficient, forward-looking design
- Maintains a walkable, pedestrian-friendly streetscape with landscaping that fits the look and feel of both streets
- Supports Boston's goals for more safe, affordable housing and neighborhood reinvestment without using City, State, or Federal subsidies
- Aligns with RFP goals from both the City of Boston and the Roxbury community
- Timely construction completion in accordance with RFP guidelines

## AFFORDABILITY

- New homes priced below recent market sales
- Two-bedroom condo sales in Roxbury averaged \$607,625 over the last six months, as of 10/2025
- Two-bedroom condos are each priced at \$498,114
- Homes are targeted to first-time buyers, within reach of middle-income households at 120-130% AMI estimated to have a maximum purchasing power of \$500,000 to \$600,000

## SALE PRICE & MARKET STUDY

- Market analysis confirms strong demand for two-bedroom ownership units at this price point
- Proposal helps bridge the gap between subsidized housing and high-priced market-rate homes



## COMMUNITY BENEFITS

- Converts long-vacant lots into new, well-designed homes that improve the streetscape
- Generates new annual property tax revenue for the City
- Creates construction jobs, supporting local workers and small businesses

## TREE PROTECTION

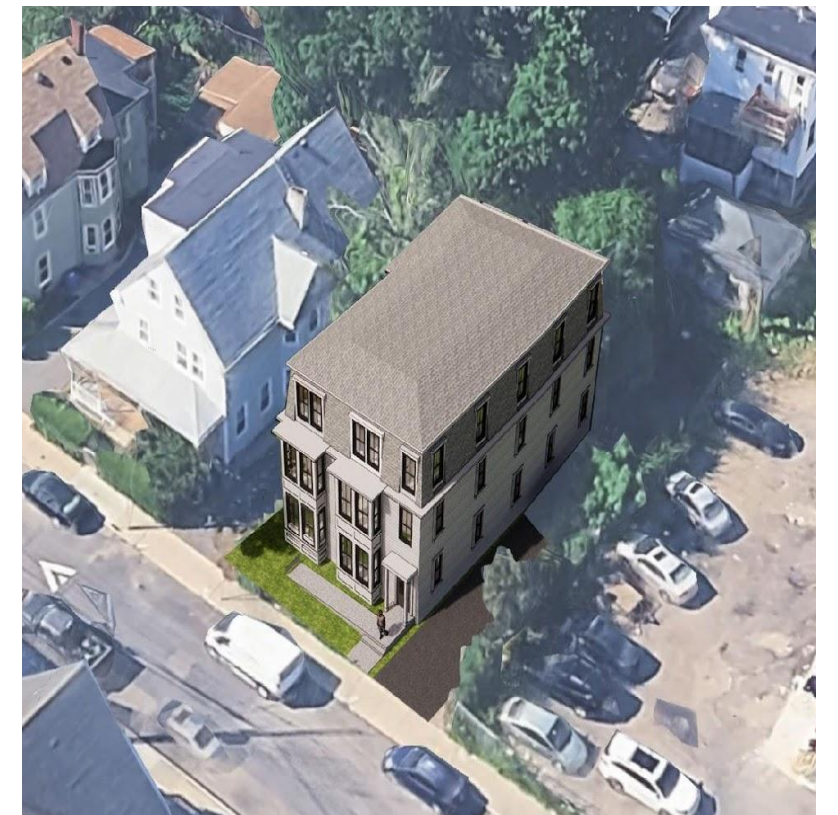
- Proposal is committed to protecting on-site tree canopy, directly contributing to cooler streets, improved air quality, and a greener Roxbury
- Proposal will comply with City's public tree protection ordinance
- Healthy, mature on-site trees will be preserved wherever possible, with guidance from a certified arborist

## PARKING TRAFFIC, & MOBILITY

- Off-street parking spaces are located at the rear of the properties and Development team has engaged an urban planning consultant to ensure final design contributes to the urban space (rhyne.llc)
- Secure indoor bike storage will be provided for residents and visitor bike parking will be added using post-and-ring racks, in line with City's bicycle parking guidelines

## TIMELINE

- Design development, zoning, and construction documents completed through 2026
- Financing, closing, and start of construction targeted for fall 2027
- Construction runs through 2028, with marketing, sales, and full occupancy by spring 2029





## DESIGN NARRATIVE

- Primary entries face the street, with façades aligned to the typical front setback on the block
- Architecture echoes the height, proportions, and bay rhythms of neighboring homes
- Porches, stoops, and balconies create an inviting transition between sidewalk and front door
- Sidewalks, street trees, and any disturbed public realm elements will be restored at project completion

## URBAN DESIGN GUIDELINES

- Three-story height matches abutting buildings and reinforces existing street wall
- Ground-floor layout and entries support eyes-on-the-street and neighborhood safety
- Plantings include yard trees and native understory for long-term resilience, award-winning landscape architect committed to project (m-d-l-a.com)

## RESILIENT & SUSTAINABLE DESIGN

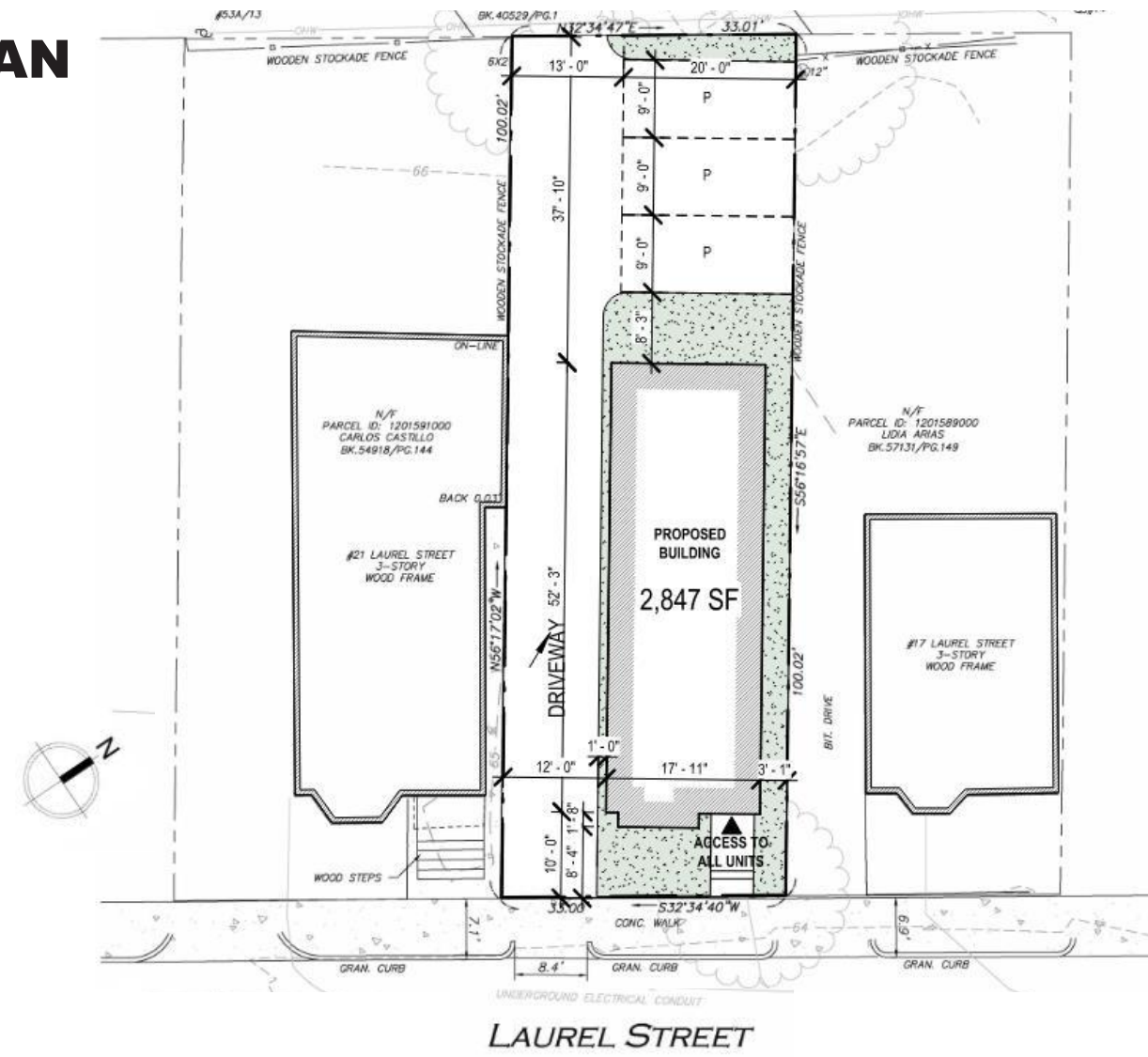
- Team includes expertise from the co-author of the 2020 MOH Zero-Emission Guidelines, applying lessons from Passive House and Net-Zero projects in Boston
- In-house energy modeling (WUFI) will guide envelope design to reach a target blower-door result of  $\leq 2.5$  ACH50
- All-electric systems: cold-climate heat pumps, heat-pump water heaters, Energy Star appliances, and efficient LED lighting with controls
- Ventilation uses dedicated outdoor air with energy recovery for healthier indoor air
- Roofs are designed to be solar-ready, with pathways in place so the future condo association can easily add a photovoltaic system

## NEIGHBORHOOD IMPACT

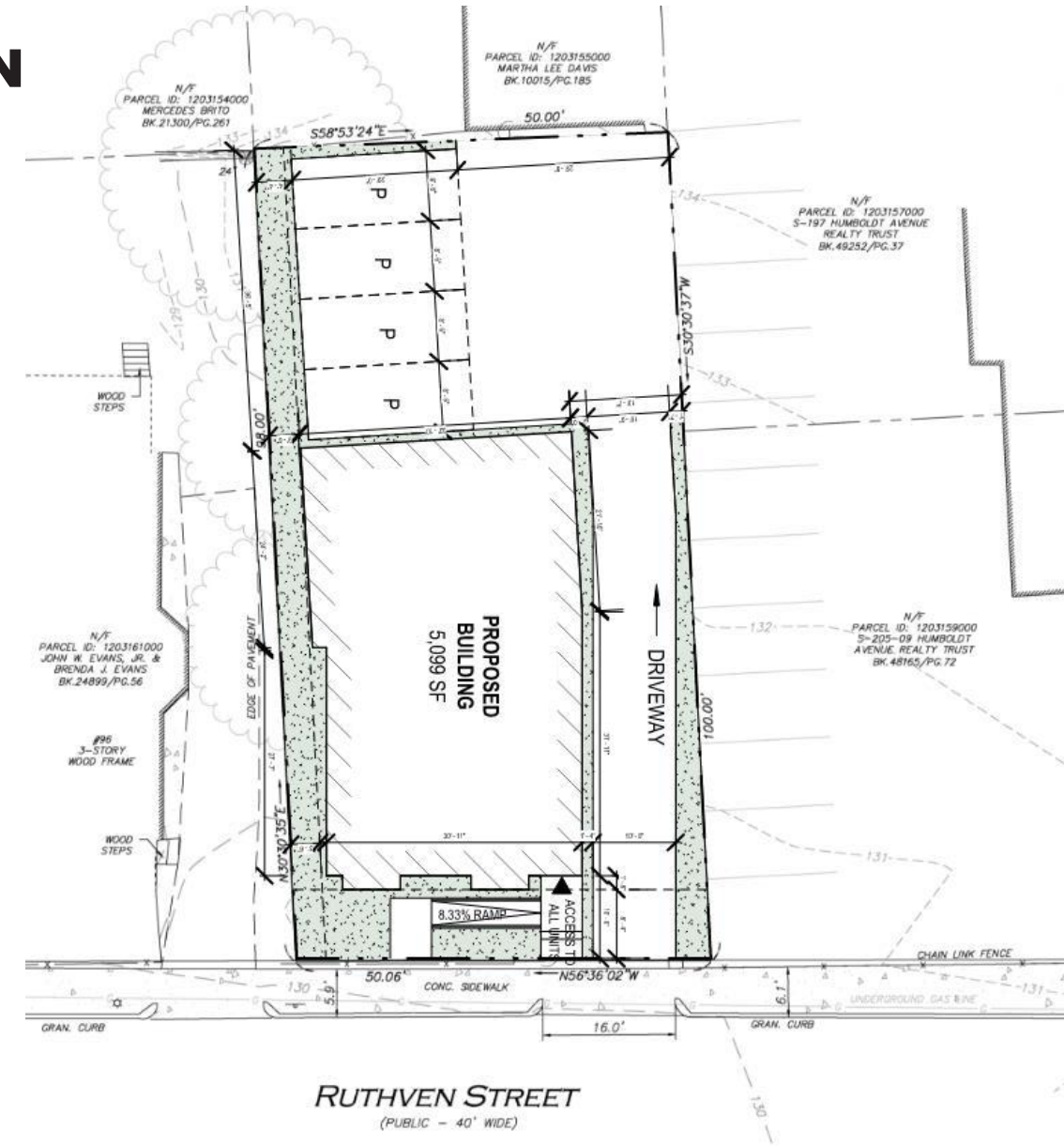
- Building height, massing, and rhythm are aligned with neighboring triple-deckers and homes
- Entrances, porches, and lighting are oriented to the street to support a safe, active public realm



19 LAUREL  
ST  
SITE PLAN



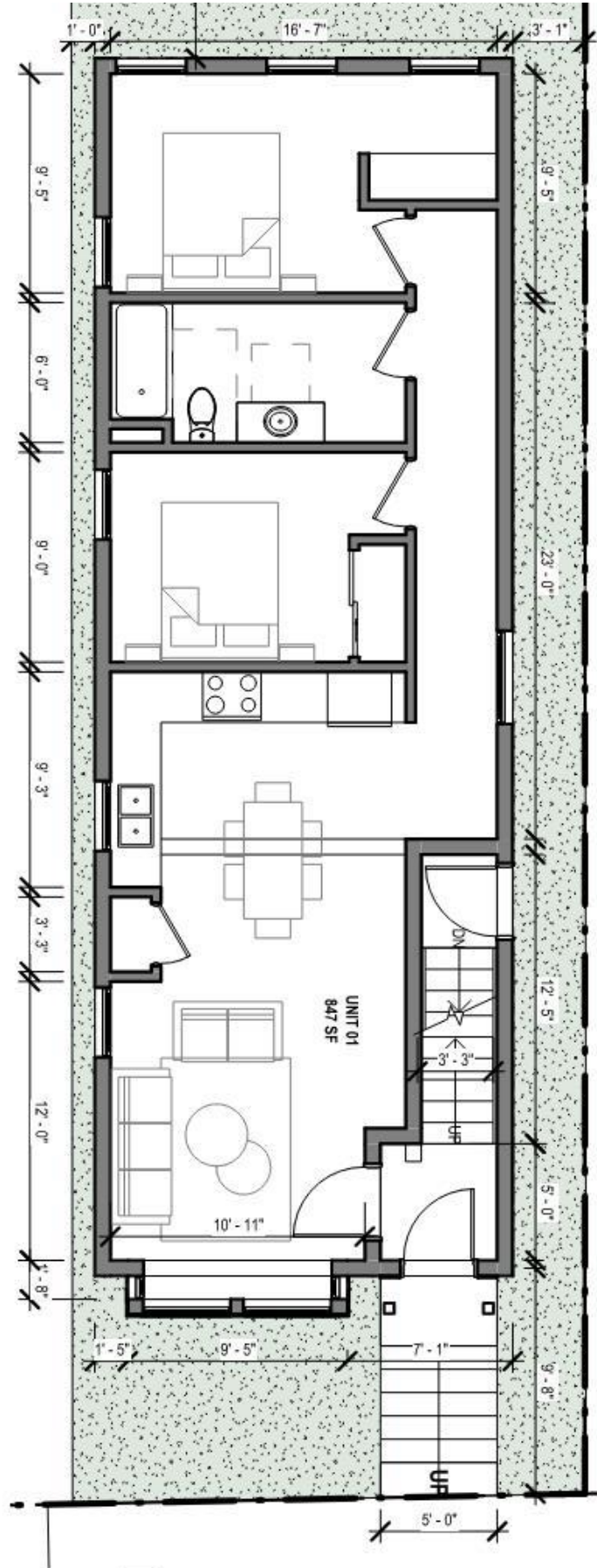
100 RUTHVEN  
ST  
SITE PLAN



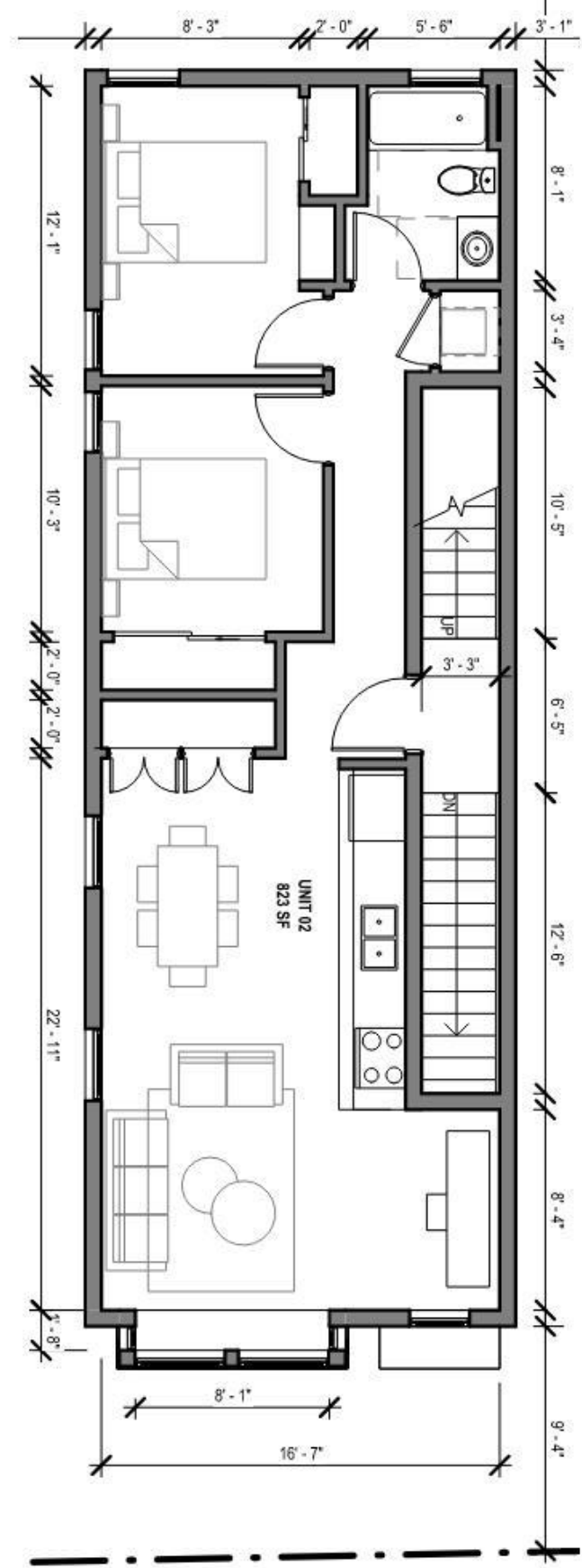


19 LAUREL ST  
FLOOR PLANS

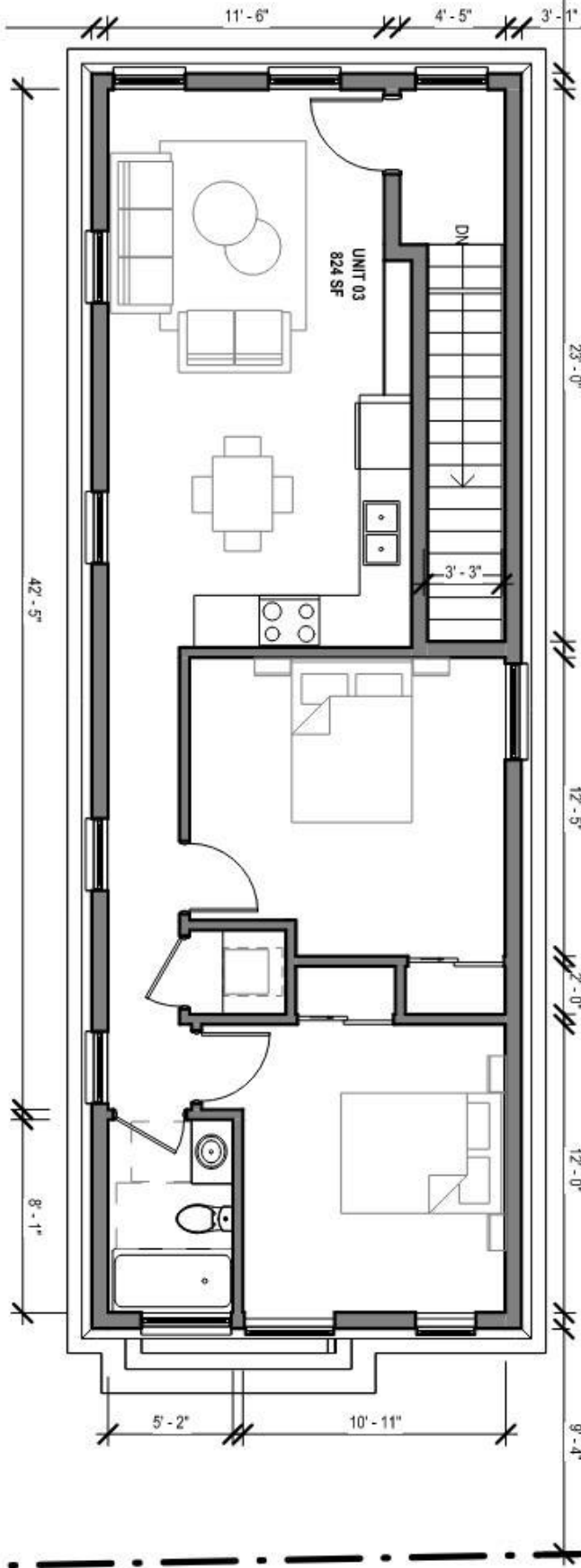
LEVEL 1 PLAN



LEVEL 2 PLAN

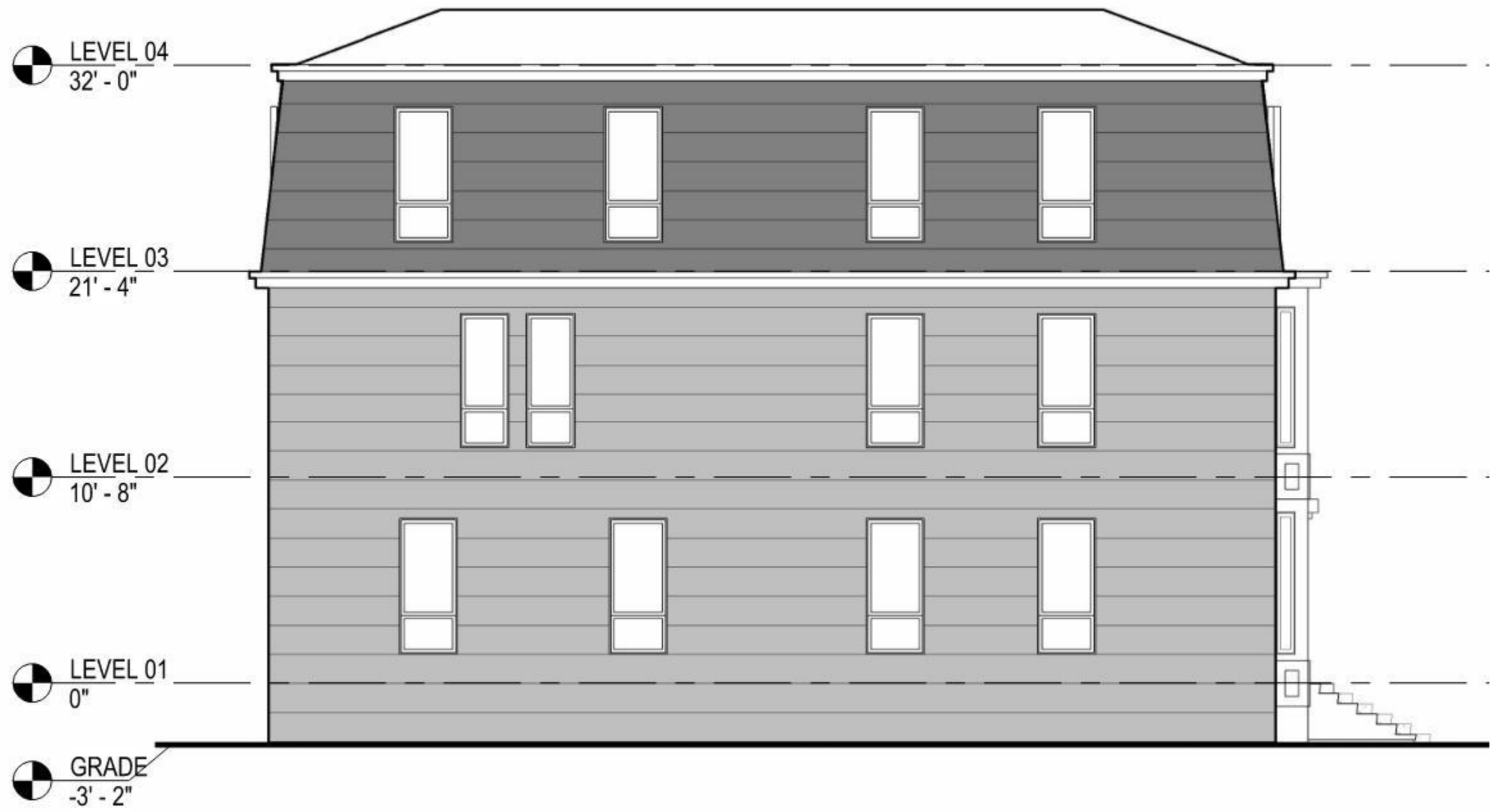


LEVEL 3 PLAN

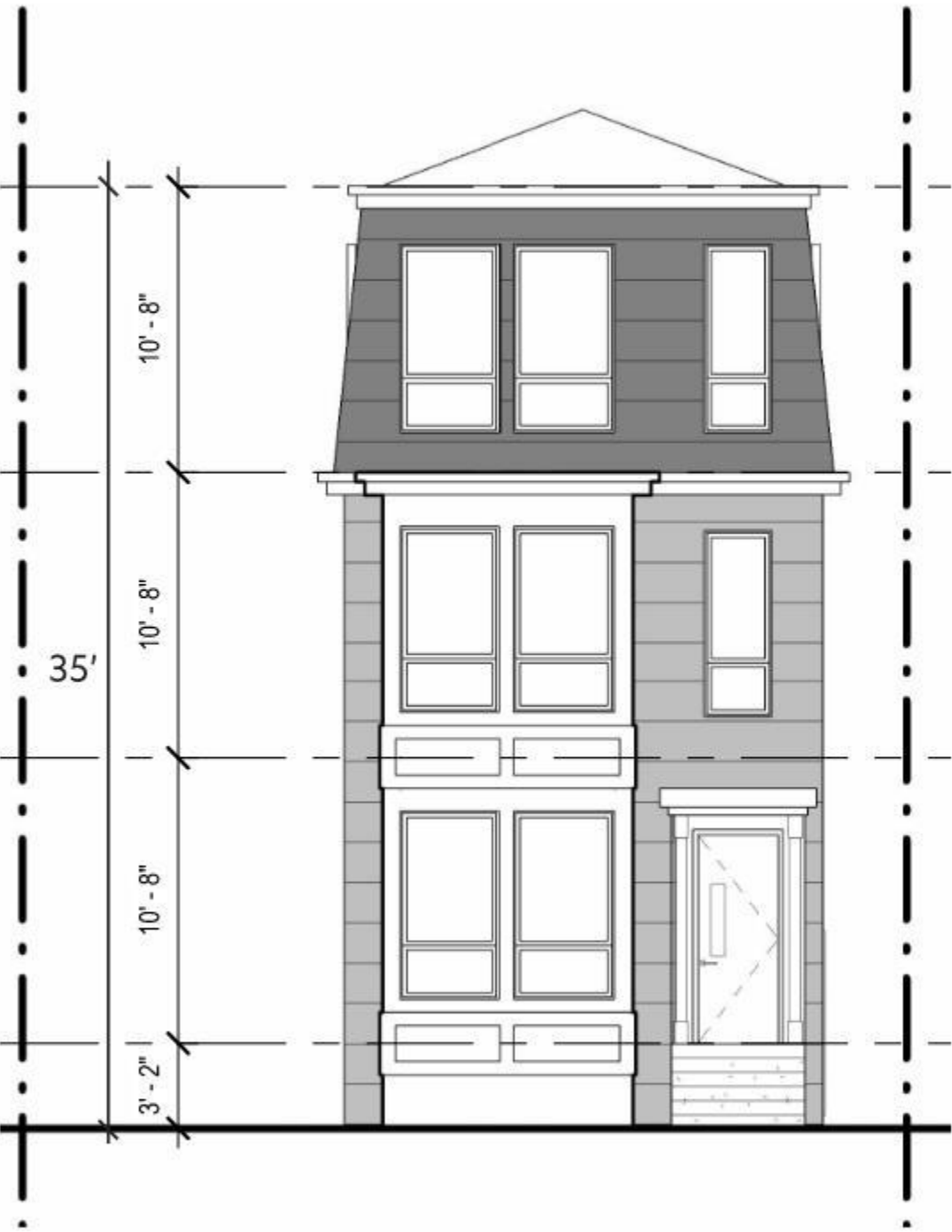




19 LAUREL ST  
ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION

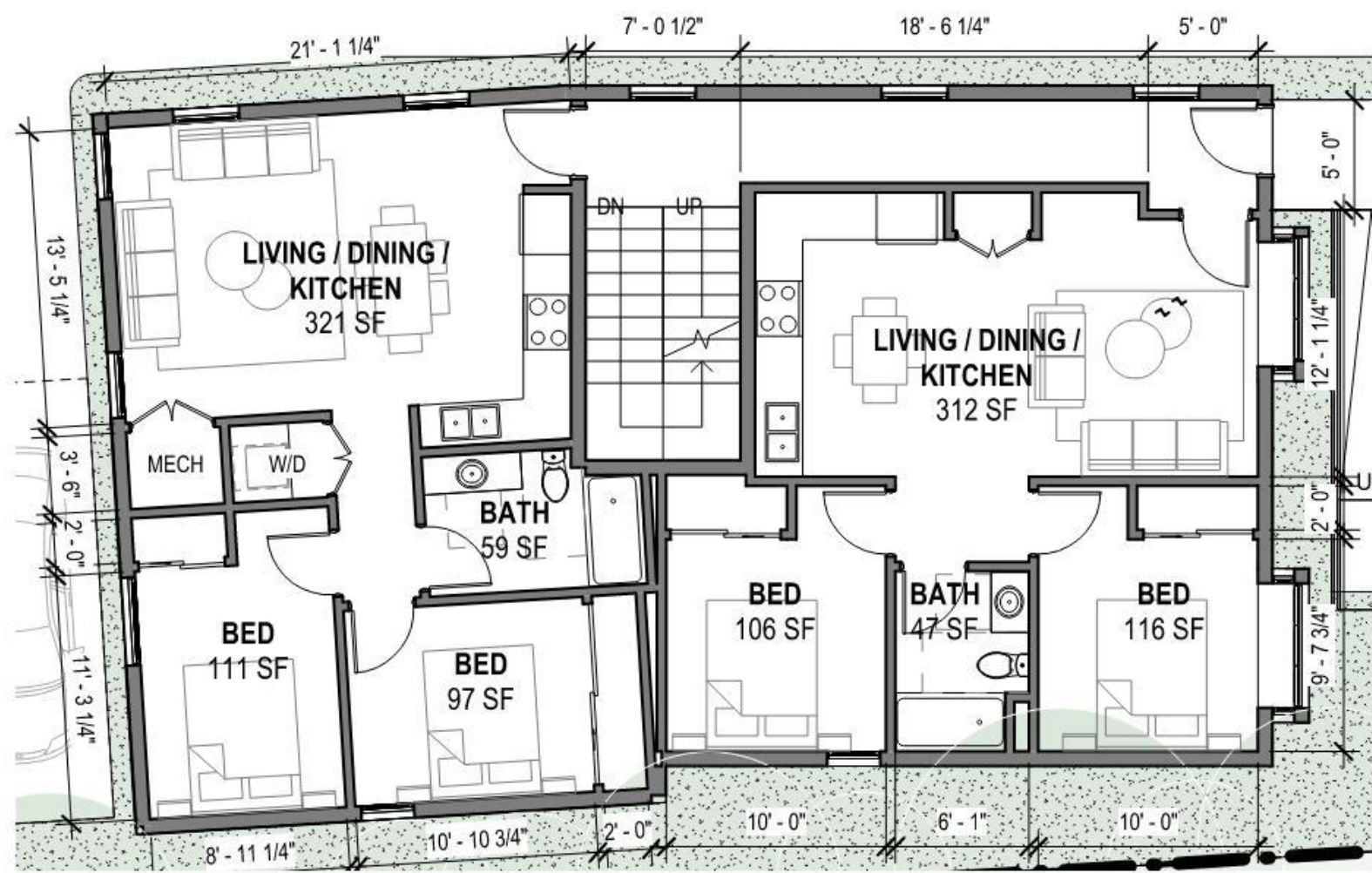


19 LAUREL ST  
BUILDING SECTIONS

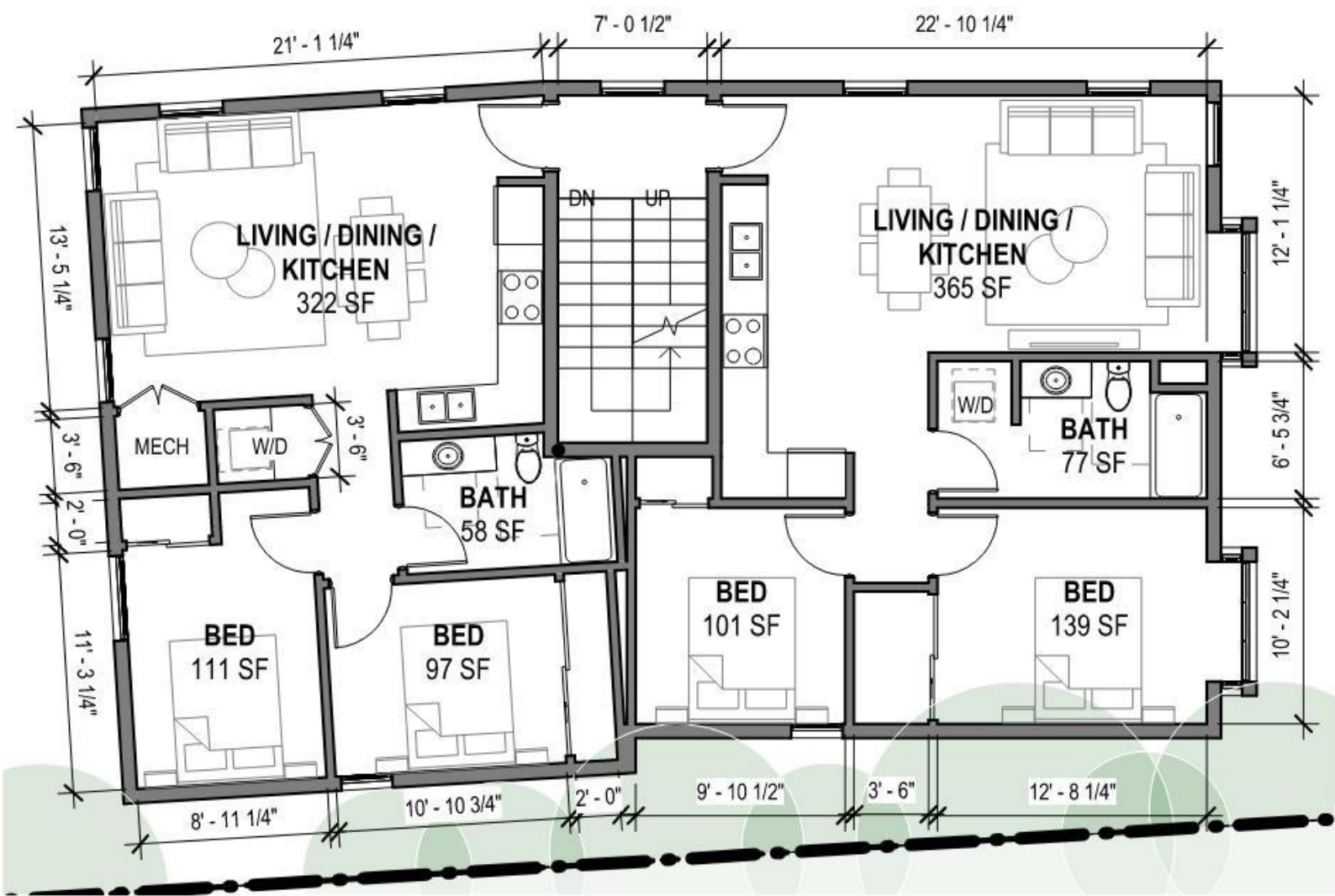




100 RUTHVEN ST  
FLOOR PLANS



LEVEL 1 PLAN



LEVEL 2 & 3 PLAN



100 RUTHVEN ST  
ELEVATIONS



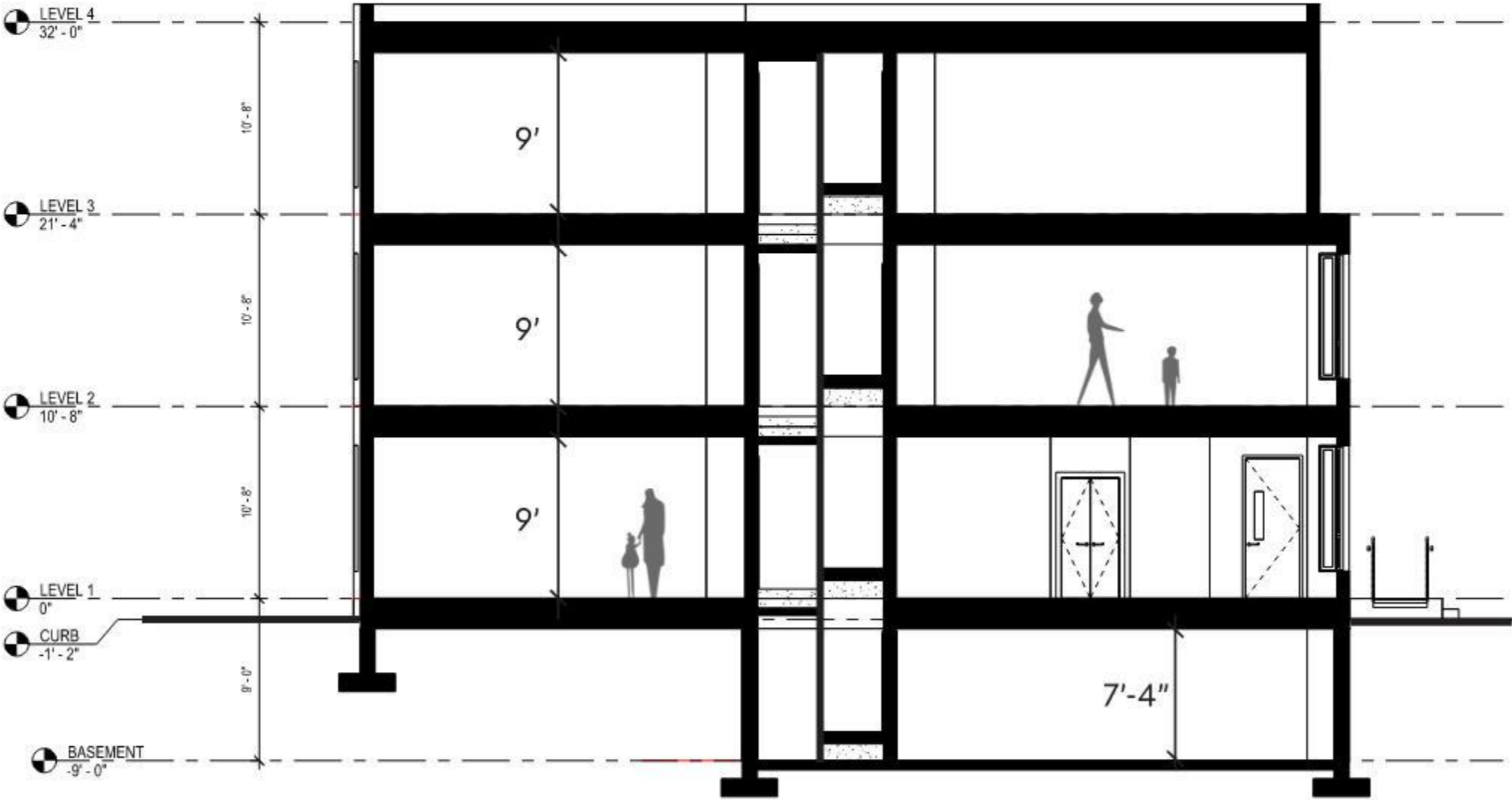
WEST ELEVATION



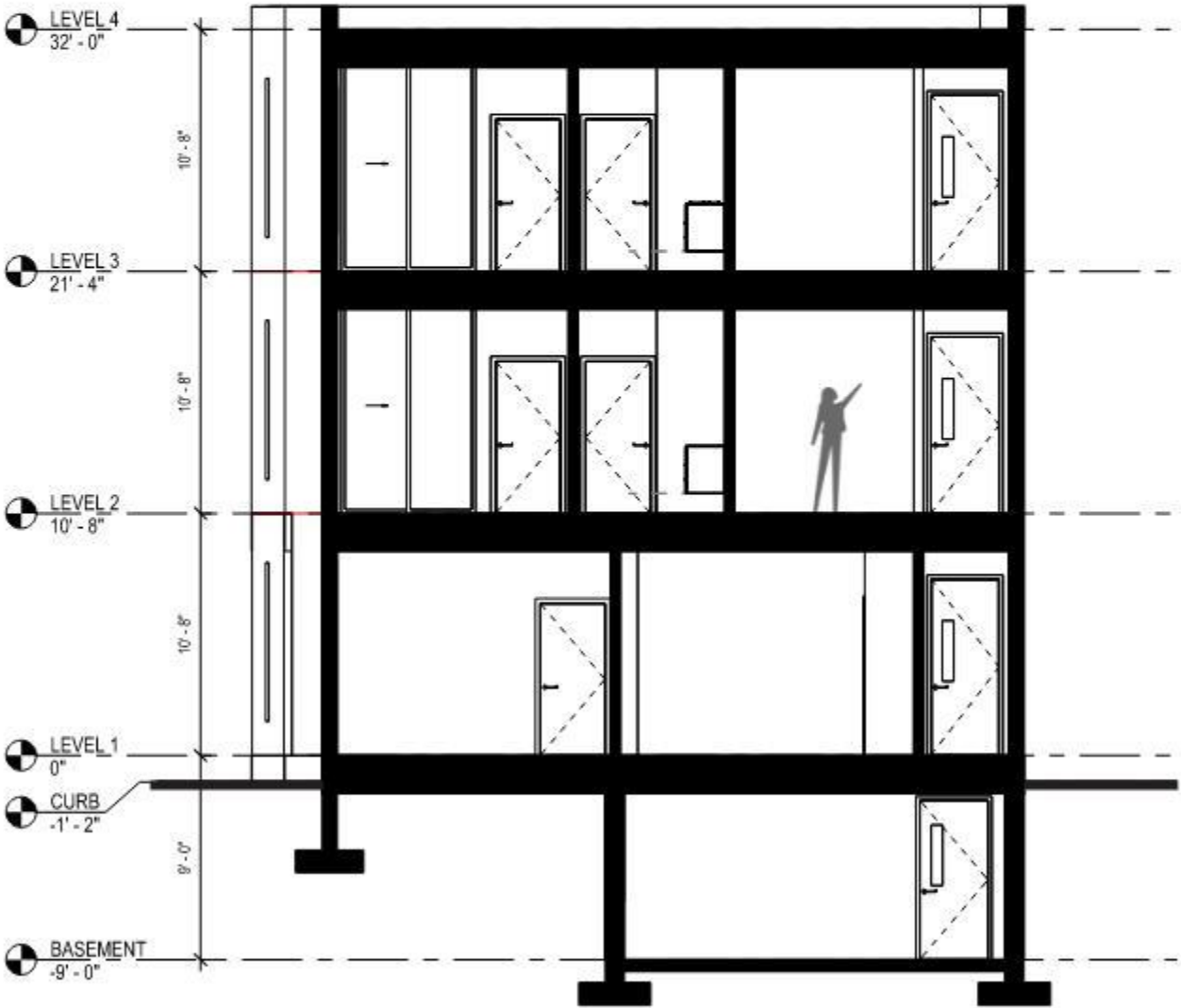
SOUTH ELEVATION



100 RUTHVEN ST  
BUILDING SECTIONS



SECTION 02



SECTION 01



## **DIVERSITY, EQUITY, & INCLUSION PLAN**

- Over 90% of the project team are minority-owned business enterprises, with more than 75% based in Boston
- Construction goals include 75% of work hours awarded to MBE/WBE/VBE/SLBE firms and subcontractors
- MCM actively uses the Massachusetts Minority Contractors Association and other networks to hire MBE/WBE/VBE/SLBE subcontractors, maintaining a 70–80% minority workforce
- Project will center Black, Indigenous, and People of Color in contracting and hiring, aligning opportunity with the community where the housing is built

## **BOSTON RESIDENTS JOB POLICY**

- Developer will engage local community organizations and use tools like the Boston Jobs Bank, City construction career fairs, and YouthBuild Boston’s alumni network
- Additional resources include MassHousing’s Business Enterprise Directory, the Massachusetts Small Business Development Center, and the City’s MBE/WBE/VBE/SLBE directory

## **AMMENITIES & COMMUNITY PRIORITIES**

- Architecture draws inspiration from historic homes at 8 and 10 Laurel Street to maintain neighborhood character
- Design follows MOH massing and design guidelines and exceeds the Stretch Energy Code
- Deeded off-street parking space to reduce pressure on on-street parking
- Private outdoor space is provided at rear of the property
- Accessible ground-floor housing to meet expressed community needs

## **HOMEOWNERSHIP**

- Buyers will be connected to Boston Home Center resources, including Homebuyer Financial Assistance and traditional assistance programs
- Developer will partner with experienced affirmative fair housing marketing agents to recruit a diverse pool of eligible buyers
- Marketing plan will emphasize outreach to Boston residents and first-time buyers in Roxbury and nearby neighborhoods





# KNG Realty Corp





# Welcome Home Boston - Phase 3

## Proposal

11-13 & 14 Catawba Street Parcels

19 Laurel Street Parcel

KNG Realty Corp.

Erise Builders, Inc.

Genuine Construction & Consulting, LLC



# The Team

Developer - Catawba-Laurel Joint Venture

- KNG Realty Corp. WBE/SLBE, Kendra Roe, Owner
- Erise Builders Inc. MBE, Edison Ribeiro, Owner
- Genuine Contracting and Consulting, LLC, Sean Miller, Owner

General Contractor - Erise Builders Inc. and Genuine, self perform and manage

Design Team - Abacus Architects & Planners, David Pollak, Principal,

Dagny Elliston, Julia Patten, and Michael O'Connor

Lenders - NECTAR and TLI/MCCI

- ★ KNG Awarded *Developer Partner of the Year for Development without Displacement, 2023* by DNI/DSNI
- ★ KNG and Erise Awarded *Excellence in Community Impact, 2024* by MHIC
- ★ BRJP Reporting over 70%





# Magnolia Woodford 7 Units KNG & Erise Builders Completed August 2024



# The Catawba Plan - 9 Units

11-13 Catawba Proposal - 6 family sized units in three story building;

- (6) 2 Bed, 2 Full Baths; \$579,000

14 Catawba Proposal - 3 family sized units in three story building, “*traditional 3-family*”

- (3) 2 Bed, 2 Full Baths; \$589,000
- 3 Parking Spaces / accessible by private driveway
  - ❑ All units are one-level living, 920 sq ft - 1,040 sq ft
  - ❑ All units will have an exclusive use, outdoor raised porch or balcony
  - ❑ Open, green space will be smartly proposed at each site, preserving ample existing landscape

Modern designs provide more open living space, more natural light from windows and sliders; building set-back offers more shared green space, front, side and rear of buildings.



# 11-13 Catawba

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3 Story building

6 Units

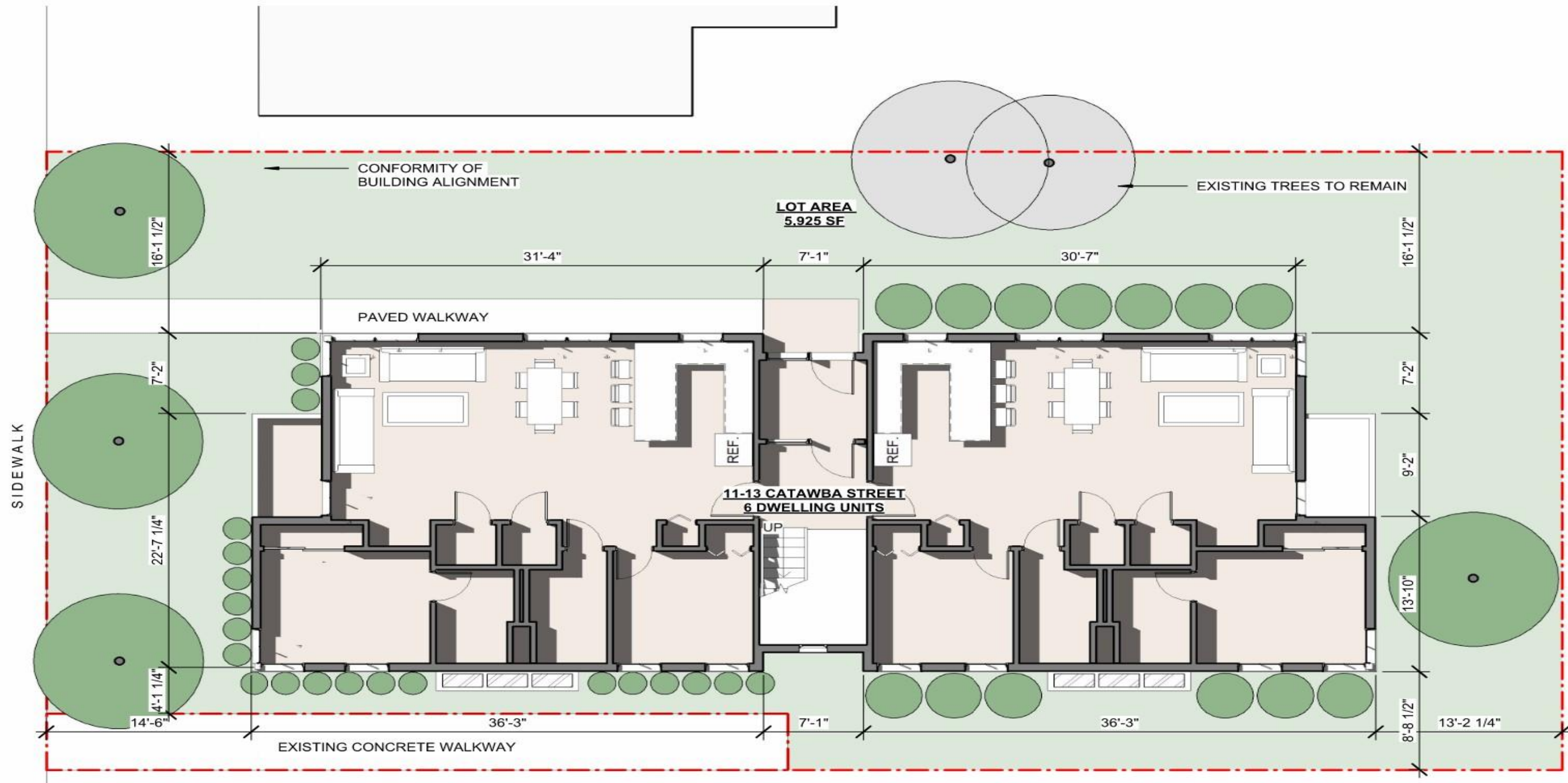
2 Beds & 2 Full Baths

Private Outdoor Space





# 11-13 Catawba Site/Floor Plan





# 14 Catawba

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3-Family Building

3 Units

2 Beds & 2 Full Baths

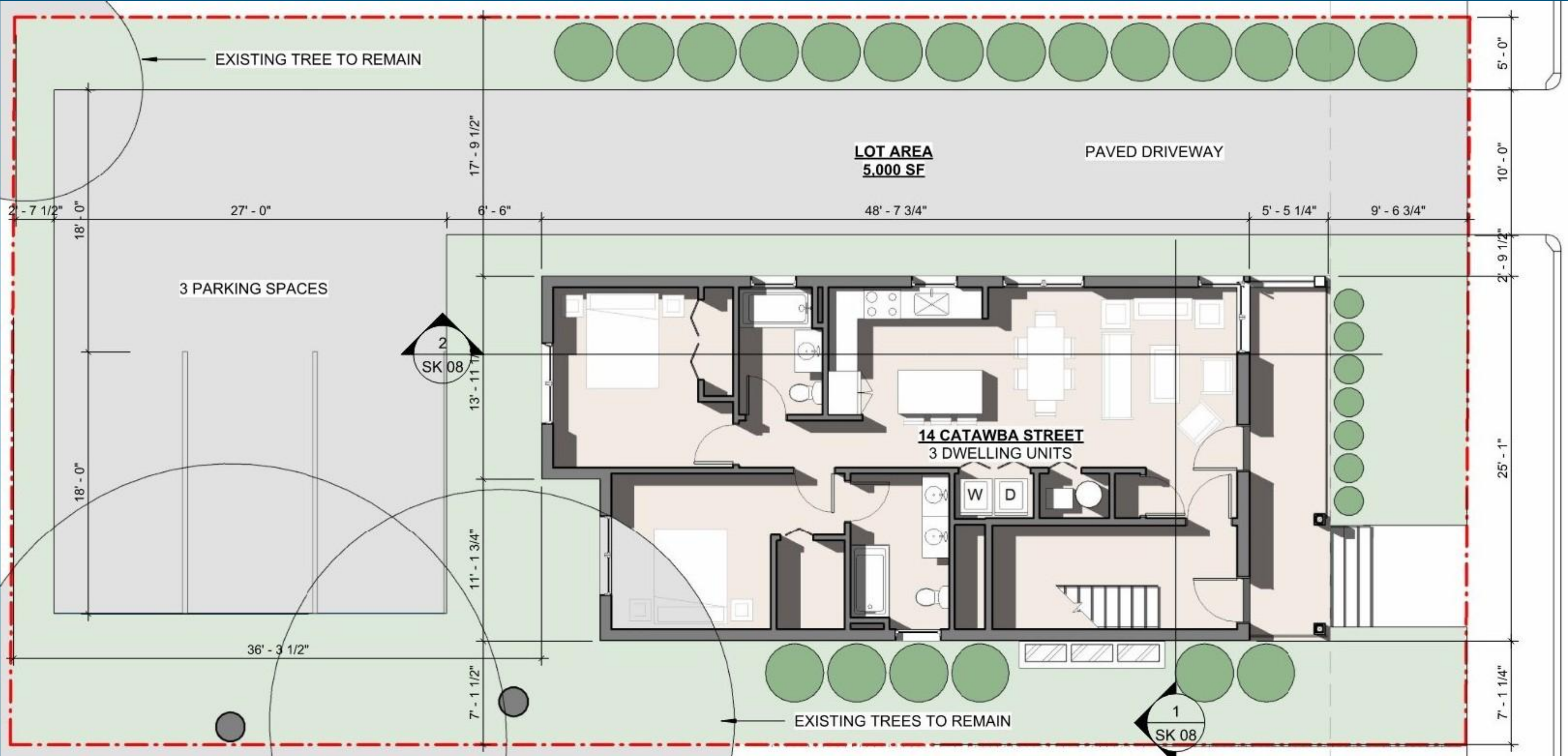
Front Porches

3 Parking Spots





# 14 Catawba Site/Floor Plan





# The Laurel Plan - 2 Units

19 Laurel Street Proposal - 2 family sized units in two story building;

- (2) 2 Bed, 2 Full Baths; \$589,000
- 2 Tandem Parking Spaces / accessible by private driveway
  - ❑ All units are one-level living, 870 sq ft - 916 sq ft
  - ❑ All units will have an exclusive use, outdoor porches
  - ❑ Open, green space will be smartly proposed at each site, preserving ample existing landscape while adding smaller plantings to enhance the sides and rear of the building

Modern designs provide more open living space, more natural light from windows and sliders; building set-back is inline with other homes on the street.

- ❖ The Laurel Building is proposed as a modular construction fabrication. It is modeled after Abacus' highly efficient and competition-winning affordable housing design. The width allows trucking within the Commonwealth and the structure can be set on its foundation and secured in a single day.



# 19 Laurel

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2 Story Building

Modular Construction

2 Units

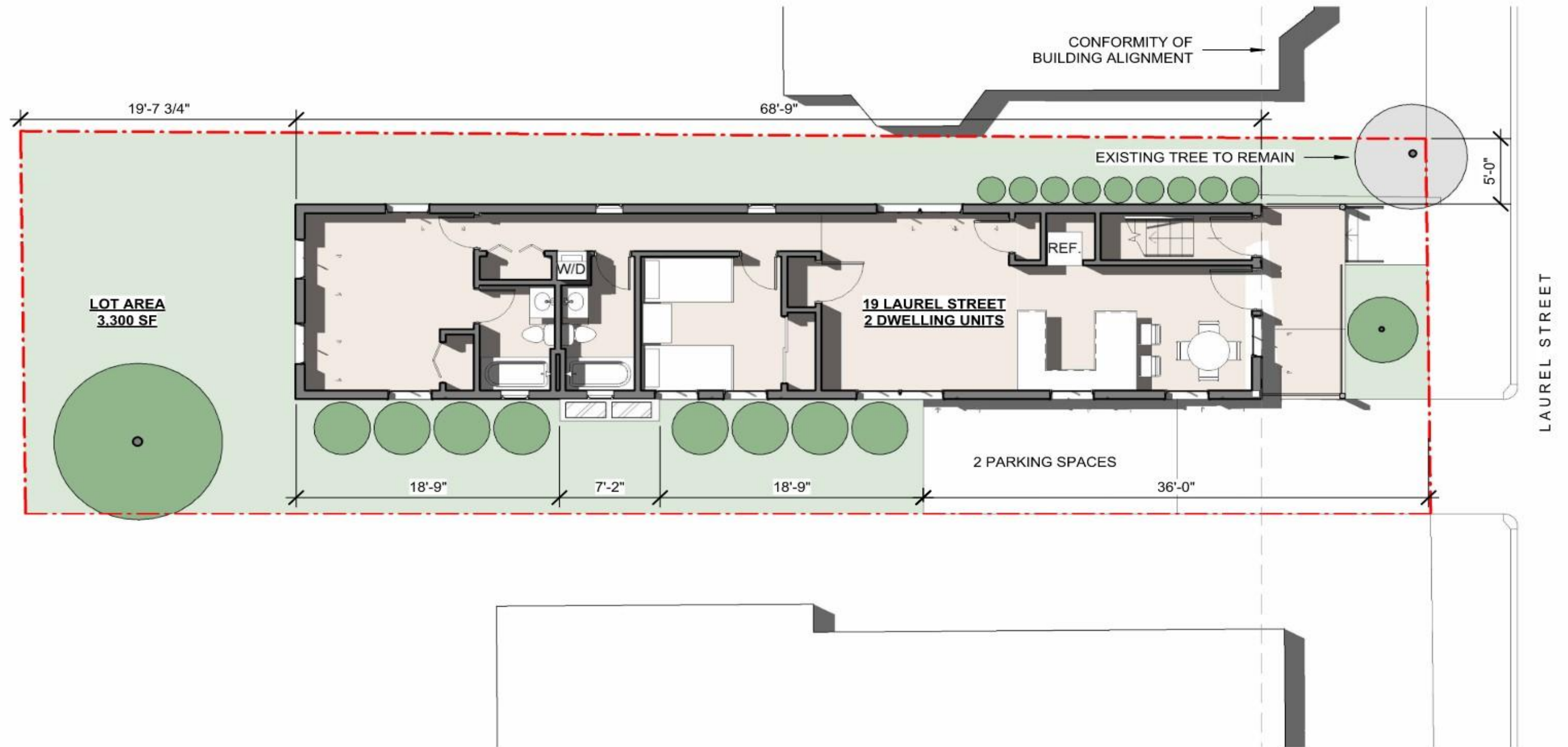
2 Beds & 2 Full Baths

2 Tandem Parking Spots





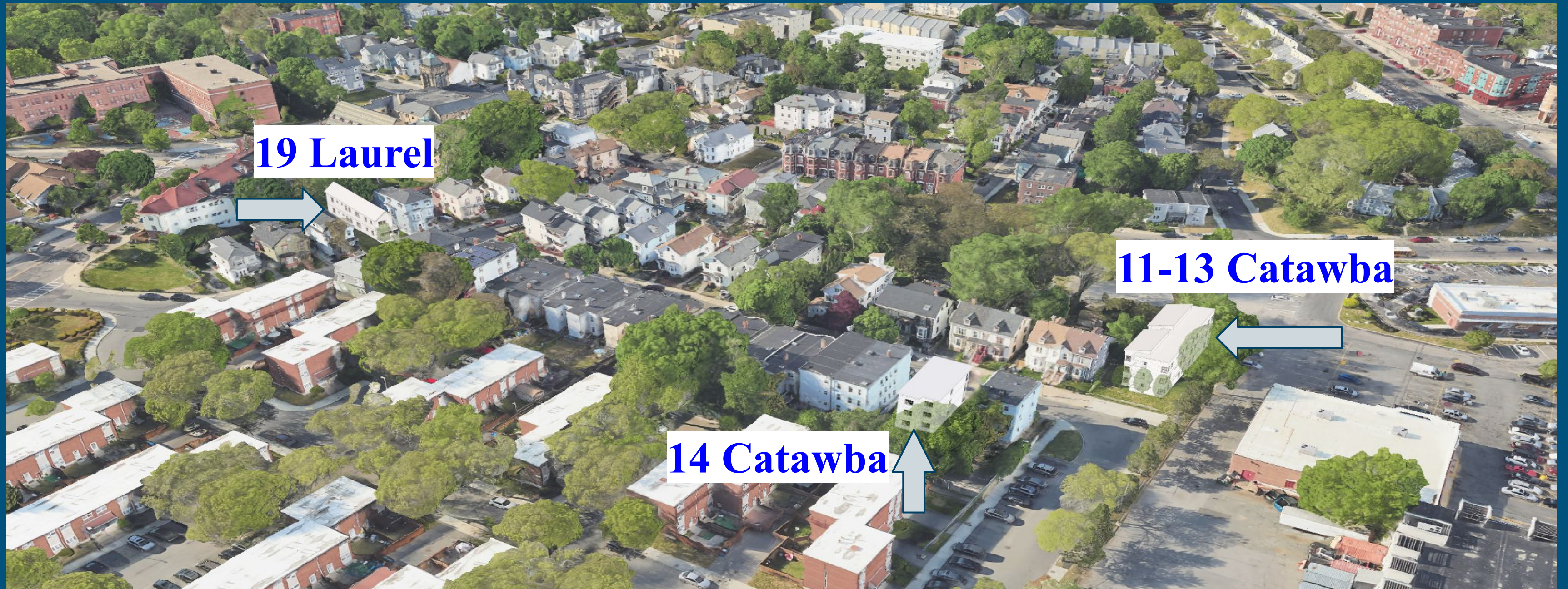
# 19 Laurel Site/Floor Plan





# Bird's Eye View Catawba & Laurel Proposal

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# Talking Points

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- ❖ Low Overhead : Team will self perform construction operations and project management = more money into the project and local subcontractors.
- ❖ Development and Construction Timeline / Modular Design = quick turnaround.
- ❖ Keeping Condo Association and Property Management in-house.
- ❖ Condo Fees : Low budget, keep affordability in mind for monthly loan approval/DTIs.
- ❖ Answered the questionnaire respondents' requests for unit size, private outdoor space, and green space.
- ❖ Serving first-time homebuyers, middle income earners, generationally diverse families.
- ❖ Boston Home Center will market units = savings in sales prices, no sales fees.
- ❖ All electric, energy efficient appliances / energy efficient buildings.
- ❖ We are small, experienced business owners dedicated to bringing, attractive, affordable housing to the residents of the City of Boston at a fair price.



# Equity and Inclusion Plan:

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Many of our subcontractors and professionals are companies owned and operated by persons of color. These businesses also employ women and persons of color, and Boston residents.

The development team commits to engaging as many W/MBEs as possible utilizing existing successful hiring methods. We will utilize outreach methods available through Minority Business listings, including our existing construction and business relationships and pre-construction bid blasts.

This team proudly reports BRJP hiring compliance of over 70%.



# Qualifying for Affordable Homeownership

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Income for qualifying - Boston Home Center, get prepared and pre-qualified

It's never too early to start the process – found out how you can qualify and get information on special programs available to you and your family

<https://www.boston.gov/departments/housing/boston-home-center>

Income limits\*: HH Size 4 @ 120% AMI \$198,480, @ 130% AMI \$215,020

HH Size 2 @ 120% AMI \$158,880, @ 130% AMI \$172,120

The Boston Home Center Offers:

- ❑ Financial help, training, and counseling to first-time homebuyers
- ❑ Guidance toward homes developed for income-eligible, first time homebuyers





# McPherson Development

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# Welcome Home, Boston – Phase 3

## *Redevelopment and Sale of 11 Parcels in Dorchester, Hyde Park, and Roxbury*

Developer Presentation

*December 10, 2025*



MPHERSON DEVELOPMENT LLC



# Welcome Home Boston P3

*Building Homes, Strengthening Communities...*

**Lucian McPherson**



As Managing Director of McPherson Development, Lucian has led more than 30 construction and renovation projects across Massachusetts and Rhode Island, delivering complex developments on time and at scale.

**Kevin Mapp**



With 30 years of experience at McDonald's, Nestlé, American Airlines, and Office Depot, Kevin brings expertise in operations, finance, and project management, ensuring efficient, on-budget project delivery.

**Peter Vanko**



As Principal of Vanko Studio Architects, Peter brings extensive experience in affordable, multi-family, and mixed-use design, with a portfolio spanning historic restorations and sustainable projects.



# Welcome Home Boston P3

## *Mission & Partnership with the City*

- **Mission on Attainable Homeownership** - McPherson  
Development is dedicated to creating attainable homeownership opportunities that strengthen communities and promote equity, diversity, and long-term neighborhood growth
- **Workforce Housing Projects** - The St. Louis Schoolhouse  
Redevelopment exemplifies McPherson's success in equitable and sustainable workforce housing development
- **Strategic City Partnership** - Strategic collaboration with the City of Boston advances shared goals for inclusive, sustainable urban growth through innovative public-private partnerships.







11-13 & 14 Catawba St



# Welcome Home Boston P3

## 11-13 & 14 Catawba St Overview



| Key Data            |        |
|---------------------|--------|
| Land SF             | 10,520 |
| Building SF         | 11,068 |
| # of Floors         | 4      |
| Residential (units) | 12     |
| Studio (units)      | 2      |
| 1 BD (units)        | 2      |
| 2 BD (units)        | 8      |
| Parking spaces      | 12     |
| 125% AMI (units)    | 9      |

GENTLE SECURITY  
LIGHTING (DARK SKY  
COMPLIANT)

PERVIOUS PAVERS  
/ STORMWATER  
BANK

PROVIDE DENSE  
LANDSCAPING  
BUFFER



PROVIDE DENSE  
LANDSCAPING  
BUFFER

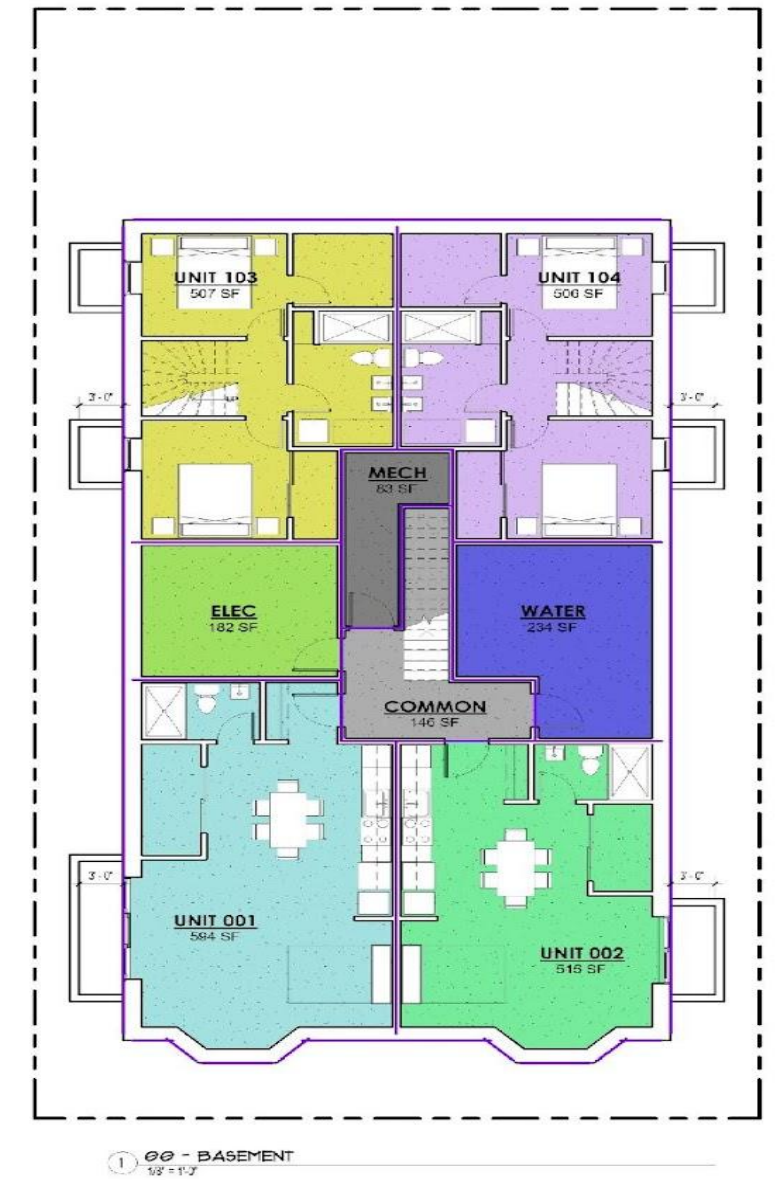
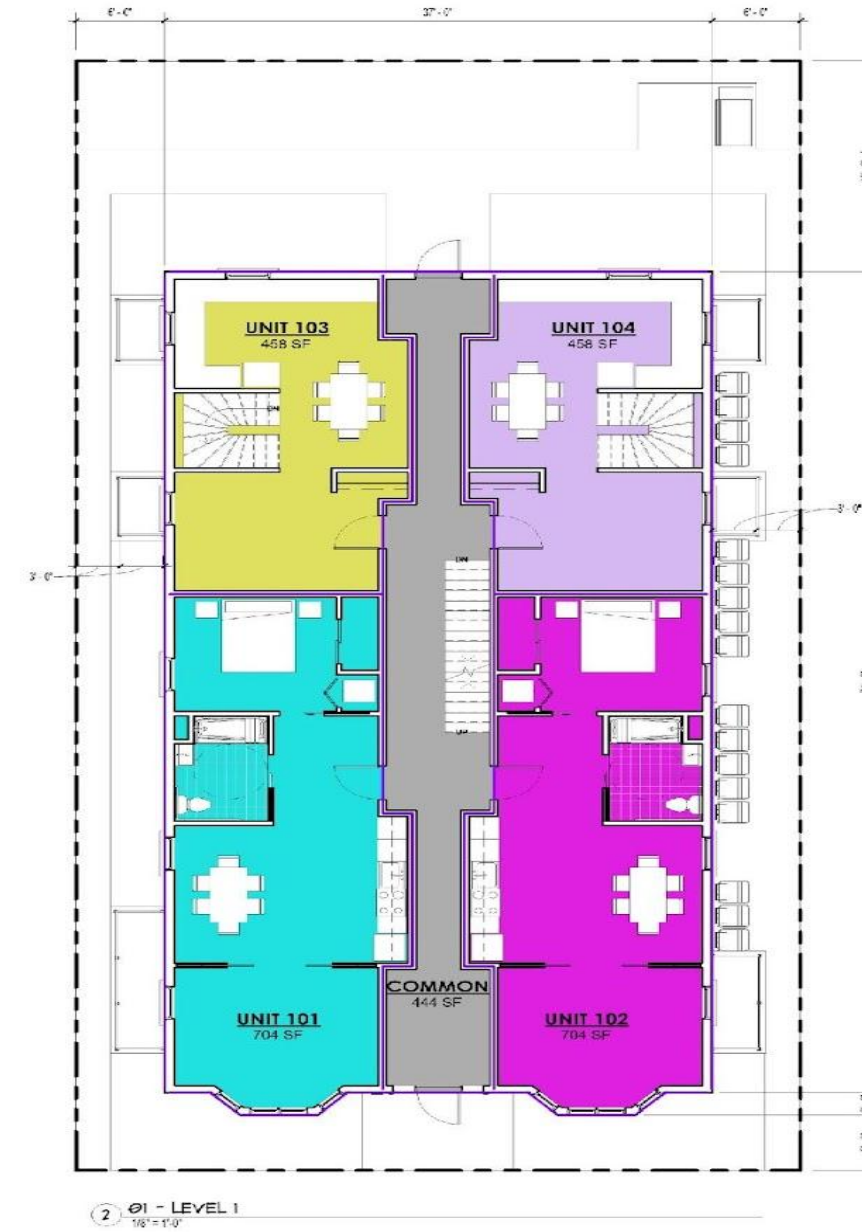
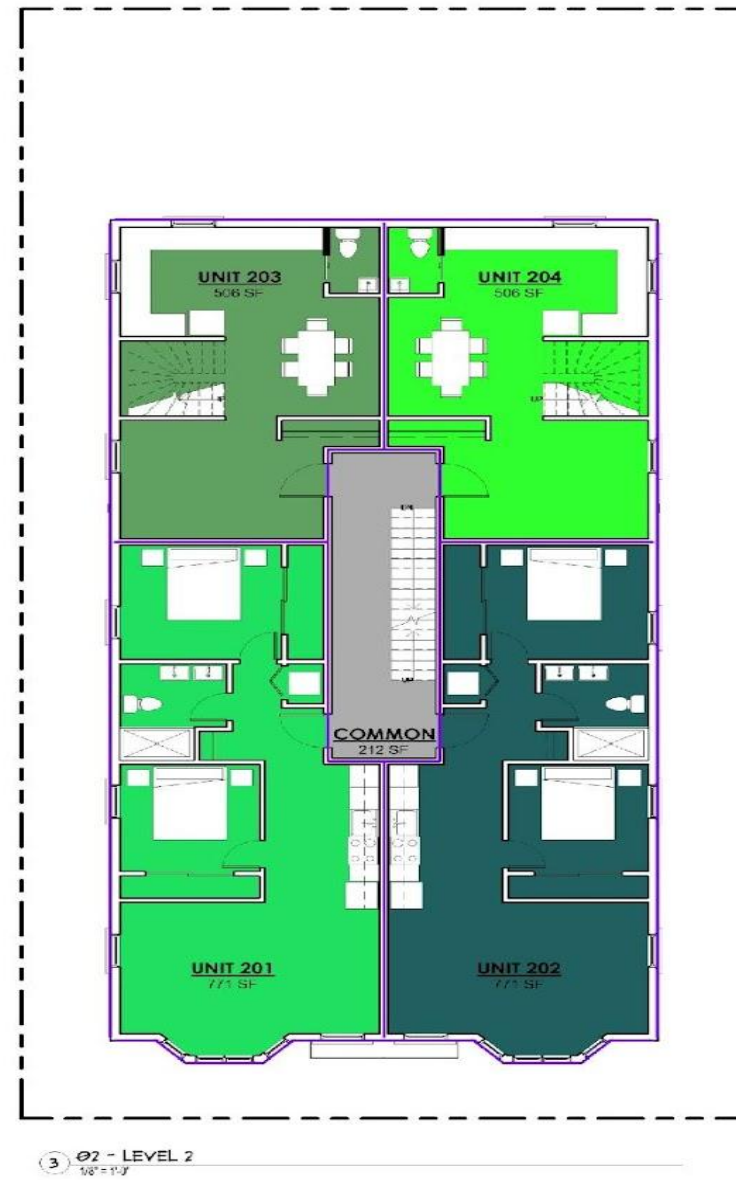
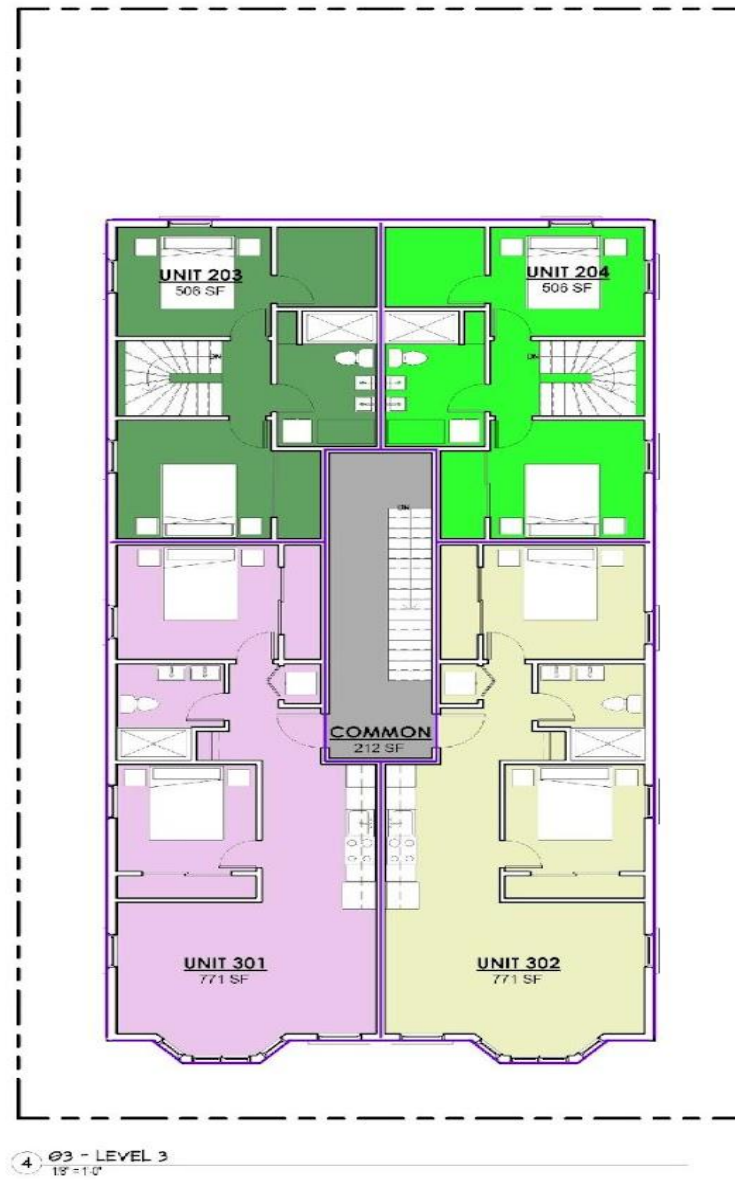
NEW CURB CUT  
(NO STREET  
PARKING LOSS)





# Welcome Home Boston P3

## 11-13 & 14 Catawba St Floor Plan





# Welcome Home Boston P3

## *11-13 & 14 Catawba St Design Vision & Approach*

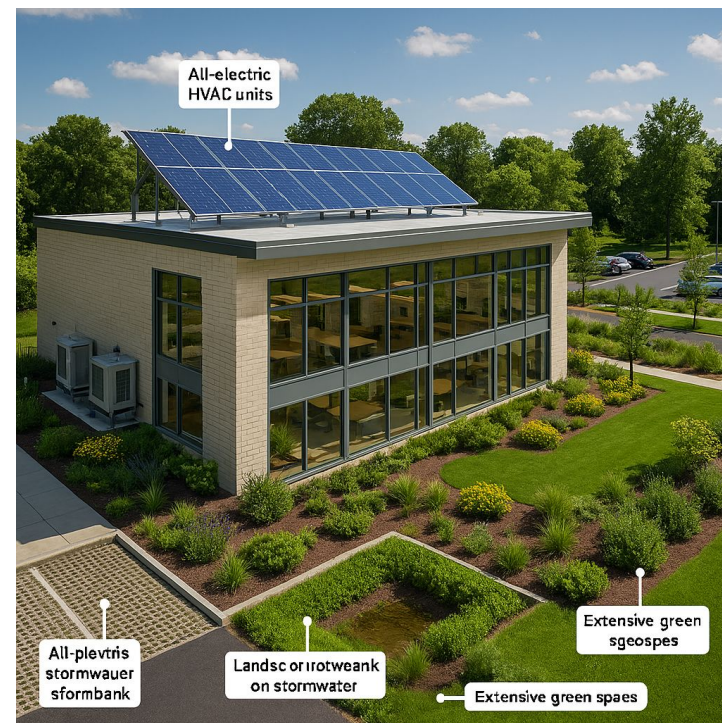
### **Context-Sensitive Design**

Design integrates seamlessly with existing neighborhood fabric, respecting local context and character.



### **Sustainable Features**

Incorporates on-site solar energy and stormwater management with native landscaping, creating a high-performance, healthy, and resilient environment.



### **Active and Usable Open Spaces**

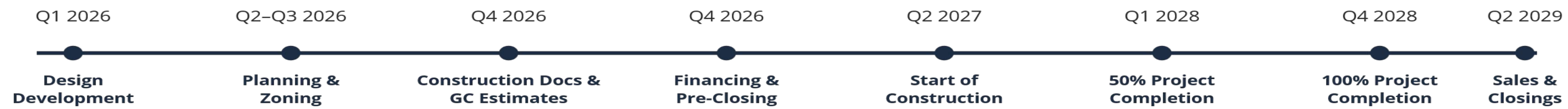
Design creates open, functional ground spaces that foster relaxation, recreation, and community connection.





# Welcome Home Boston P3

## 14 Catawba Street – Project Timeline







100 Ruthven Street



# Welcome Home Boston P3

## *100 Ruthven St Overview*



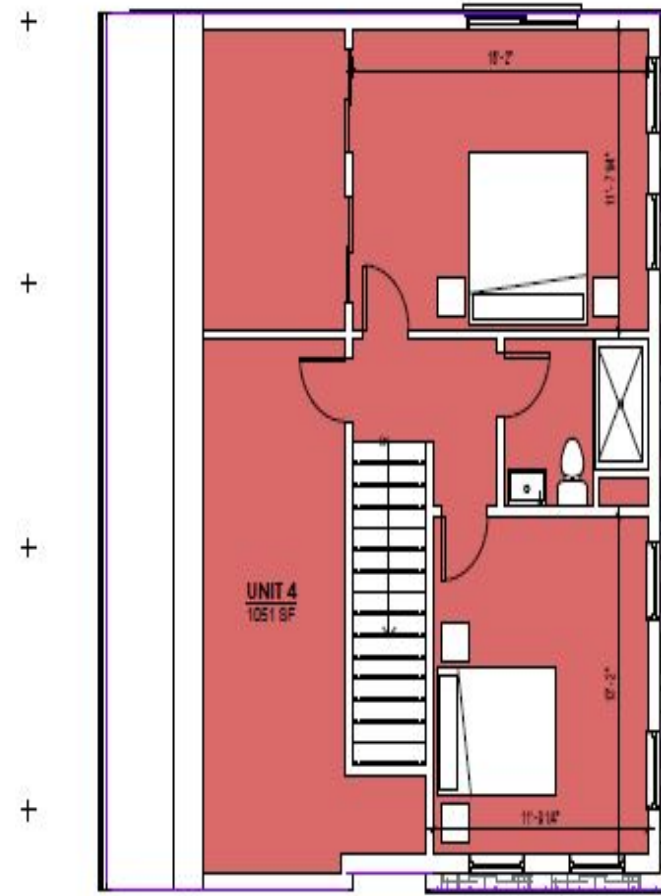
| Key Data            |       |
|---------------------|-------|
| Land SF             | 5,394 |
| Building SF         | 4,219 |
| # of Levels         | 4     |
| Residential (units) | 4     |
| Studio (units)      | 1     |
| 2 BD (units)        | 3     |
| Parking spaces      | 4     |
| 125% AMI (units)    | 3     |



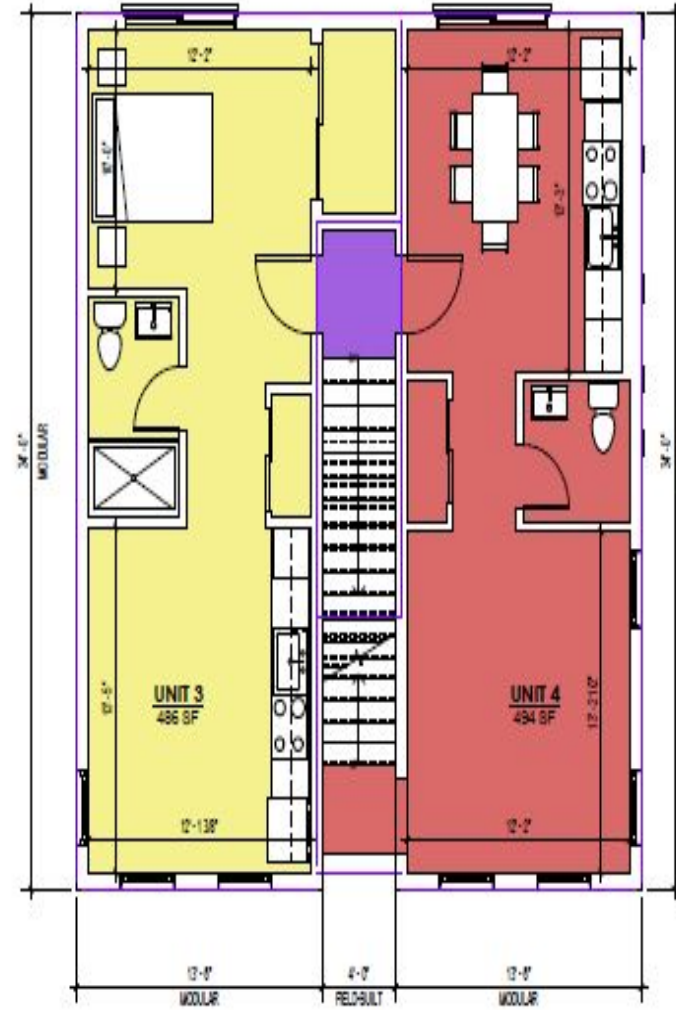


# Welcome Home Boston P3

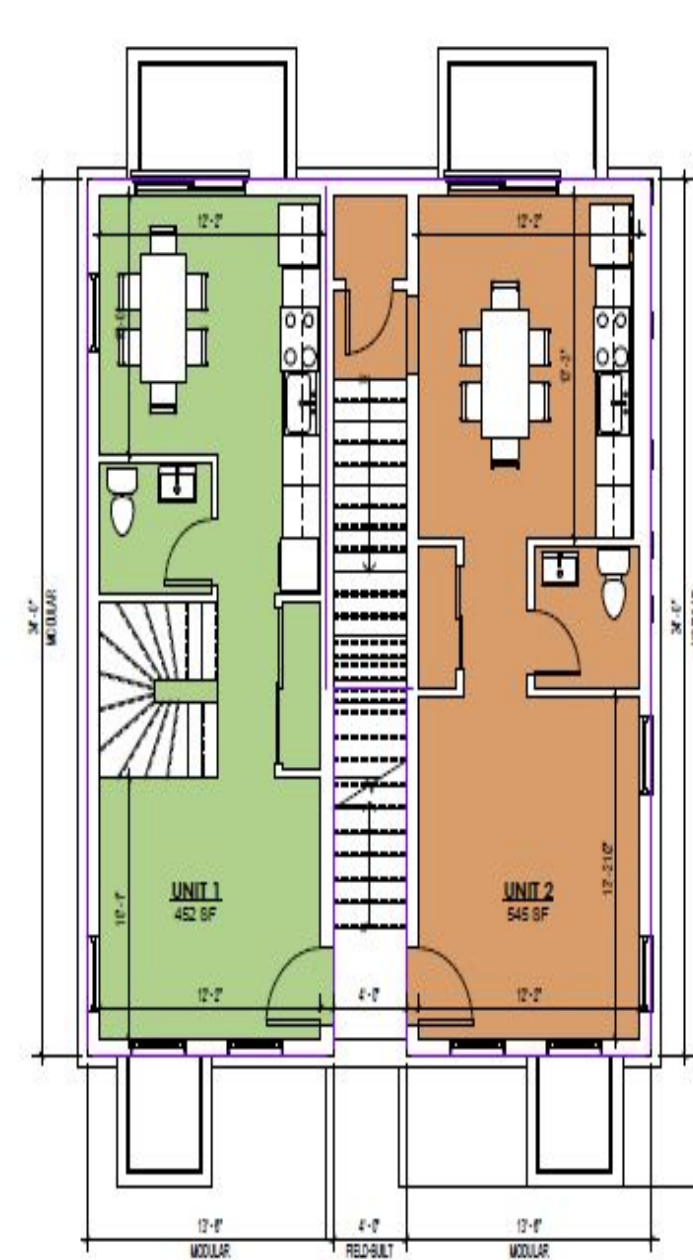
## *100 Ruthven St Floor Plan*



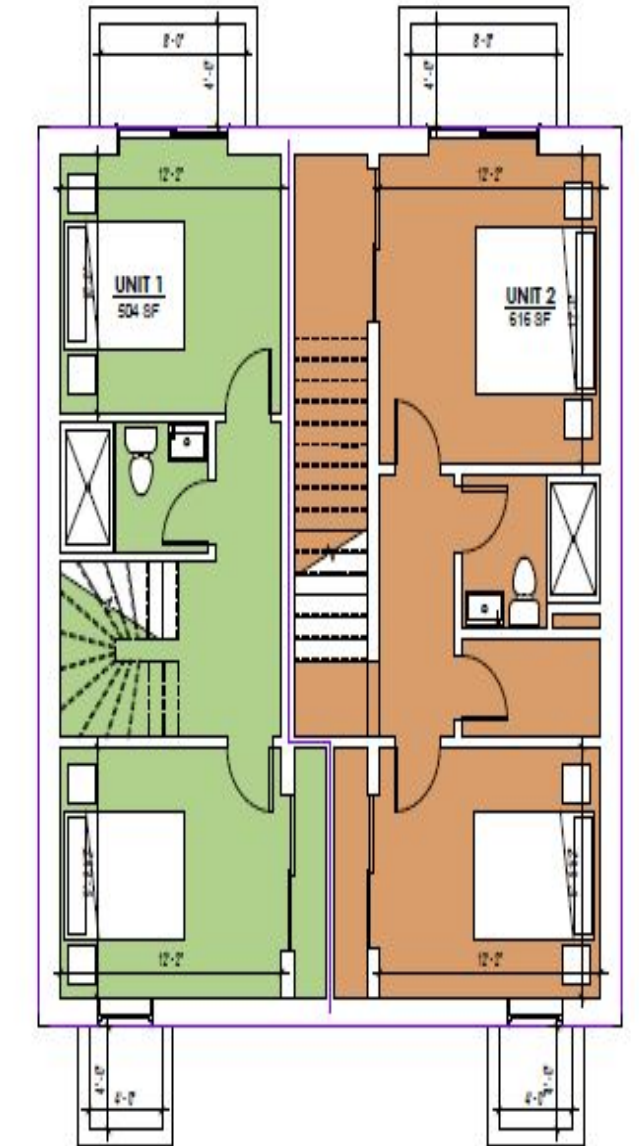
**4** 03 - LEVEL 3  
310' x 114'



**3** 02 - LEVEL 2  
310' x 114'



**1** 01 - LEVEL 1  
310' x 114'



**0** 01 - GARDEN  
310' x 114'



# Welcome Home Boston P3

## *100 Ruthven St Design Vision & Approach*

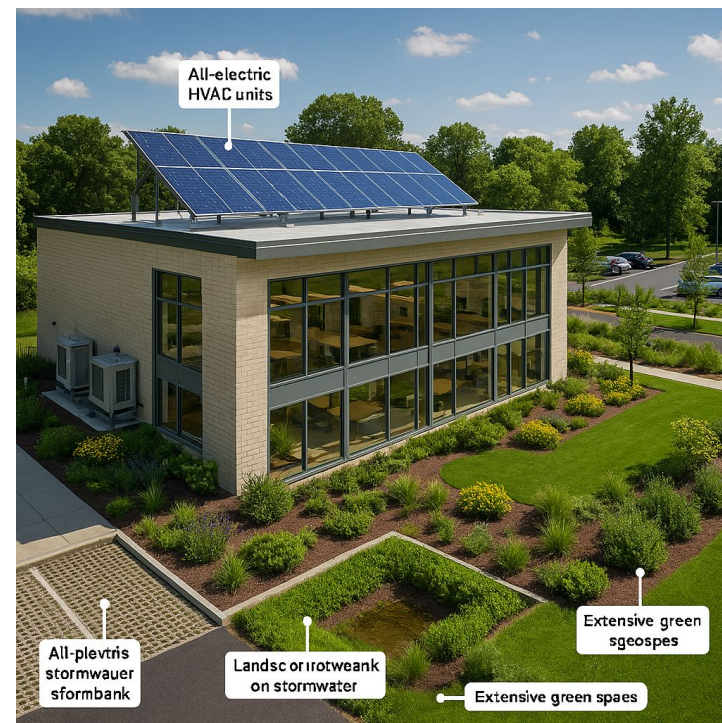
### Context-Sensitive Design

Design integrates seamlessly with existing neighborhood fabric, respecting local context and character.



### Sustainable Features

Incorporates on-site solar energy and stormwater management with native landscaping, creating a high-performance, healthy, and resilient environment.



### Modular Innovation

Design includes modular construction to streamline delivery, reduce waste, minimizes neighborhood disruption while producing high quality homes





# Welcome Home Boston P3

## 100 Ruthven Street – Project Timeline





# Welcome Home Boston P3

## *Portfolio Overview & Experience*

### **Diverse Project Portfolio**

McPherson

Development has completed various mixed-use and residential infill projects across Greater Boston.



### **Project Delivery Excellence**

The company reliably delivers projects on time and within budget, ensuring quality outcomes.



### **Community Engagement**

Strong community involvement is maintained throughout development to foster positive outcomes.



### **Diversity and Inclusion**

Certified minority-owned business highlights commitment to diversity and inclusion in development.





# Welcome Home Boston P3

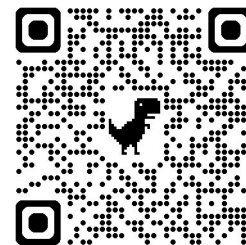
## Questions?

Thank  
you!



**McPherson Development LLC**  
(617) 297-8697  
[mail@mcphersondev.com](mailto:mail@mcphersondev.com)

Follow us @mcphersondevco



### MassHousing Announces \$5 Million in Commonwealth Builder Funding to Create 18 New Homes for Purchase by Moderate-Income, First-Time Homebuyers in Fall River

McPherson Development LLC is developing the St. Louis Schoolhouse Condominiums at a former elementary school property

APRIL 09, 2024

10. WJAR

### Abandoned school building in Fall River to become affordable condo units

McPherson Development is converting the former St. Louis Parish Elementary School into 18 affordable condo units.

Mar 25, 2025

Universal Hub

### Nine condos approved for Wendover Street in Dorchester

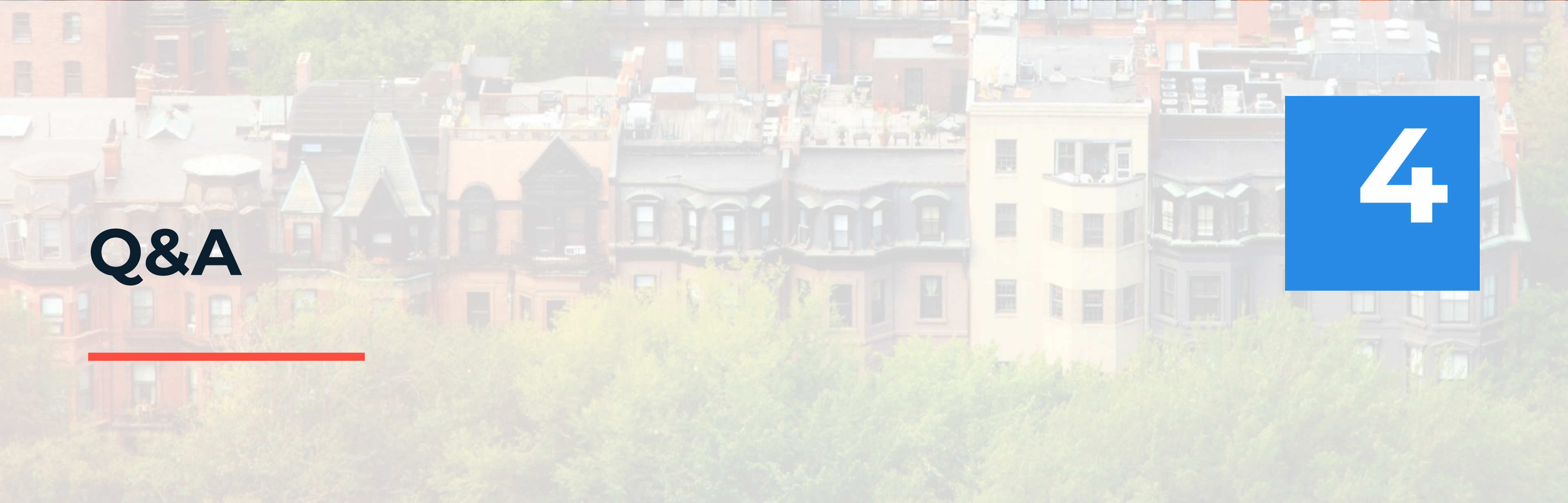
The Zoning Board of Appeal yesterday approved plans to build nine condos on what is now a vacant lot at 27 Wendover St. in Dorchester.

1 month ago





**B**



**Q&A**

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**4**



## PLEASE BRIEFLY INTRODUCE YOURSELF:

- Your Name & Your Neighborhood

## PROMPTING QUESTIONS:

- How do the proposals balance creation of homeownership opportunities with thoughtful stewardship of the features on each site?
- Are the design decisions understandable given the RFP goals and site constraints?
- Based on what you heard, does the developer seem prepared to deliver the project on time and as described?





# NEXT STEPS & IMPORTANT LINKS

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5



# TIMELINE / NEXT STEPS



|                                 | 2025  |   |                                |     |     |                             |     |  | 2026  |
|---------------------------------|---|---|--------------------------------|-----|-----|-----------------------------|-----|--|---|
|                                 | MAY   | JUNE  | JULY                           | AUG | SEP | OCT                         | NOV | DEC  | Q1  |
| Planning<br>Department<br>& MOH | Draft RFP   |   | Revise RFP                     |     |     | EVALUATE PROPOSALS          |     |  |   |
|                                 |   | (6/16)<br>Draft RFP<br>available for<br>public<br>comment | (7/30)<br>WHB3<br>RFP Released |     |     | (10/15)<br>PROPOSALS<br>DUE |     |  | (Q1)<br>Tentative<br>Designation                |
| Community<br>Meeting            | (5/8)<br>WHB 3<br>Visioning<br>Session              |   |                                |     |     |                             |     |  |   |
|                                 | (5/13, 5/20,<br>5/27))<br>Neighborhood<br>Workshops |   |                                |     |     |                             |     | (12/9)<br>Developer<br>Presentation<br>Dorchester &<br>Hyde Park | (12/10)<br>Developer<br>Presentation<br>Roxbury |
|                                 |   |   |                                |     |     |                             |     | (12/9 ~ 1/7) Public Comment Period                               |   |

\*Timeline is tentative and subject to change



# THANK YOU

## HAVE QUESTIONS?

YOON CHA

Senior Real Estate Development Officer,  
Planning Department  
[yoon.cha@boston.gov](mailto:yoon.cha@boston.gov)

PROJECT WEBSITE



[bosplans.org/WHB3](https://bosplans.org/WHB3)



Planning Department

CITY of **BOSTON**